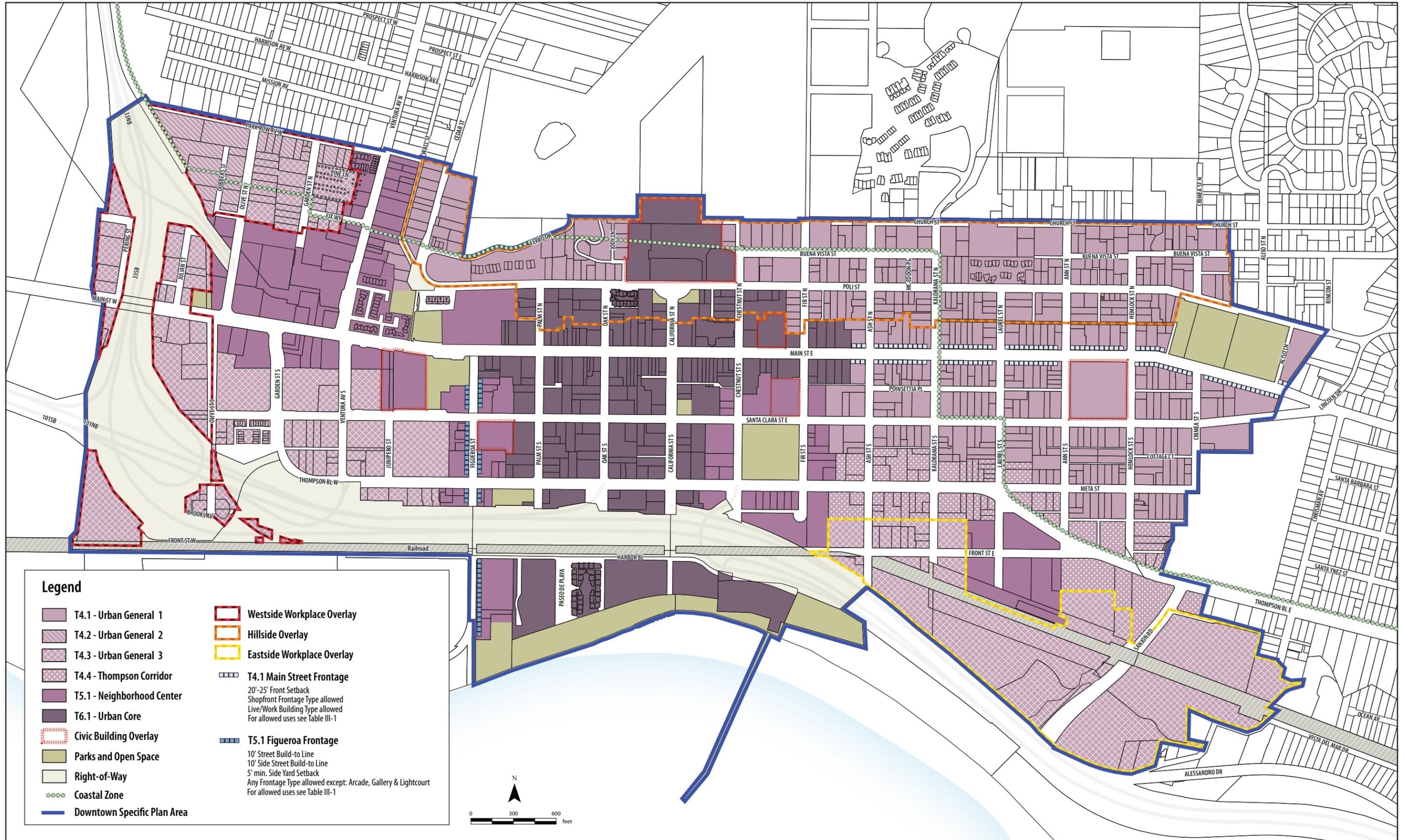


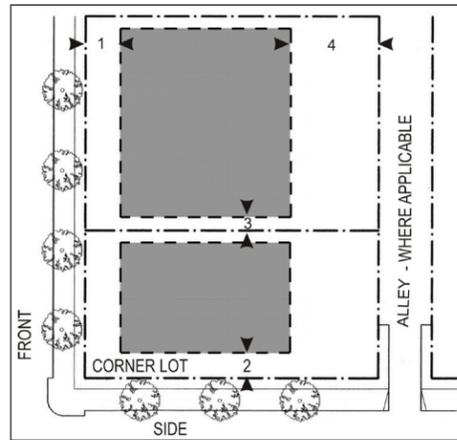
ARTICLE II. REGULATING PLAN



ARTICLE II. URBAN STANDARDS

2.30.020 T4.1 URBAN GENERAL 1

A. Building Placement



Plan Diagram

1. BUILDING PLACEMENT

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Front Yard Setback: 15' min. to 25' max.
 2. Side Street Setback: 10' to 15'
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 25' min.

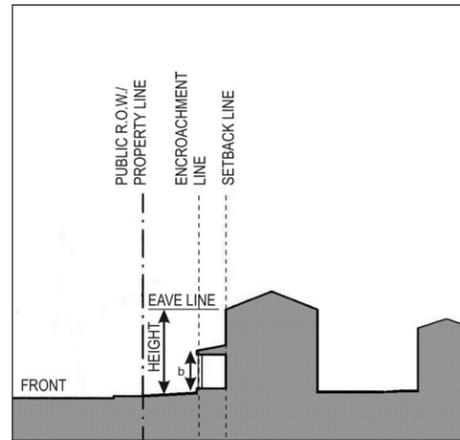
2. CARRIAGE HOUSES AND ACCESSORY BUILDINGS

- a. Carriage Houses and Accessory buildings shall be placed in the shaded area shown in Diagram C. Parking Placement.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.

3. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setbacks.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Section Diagram

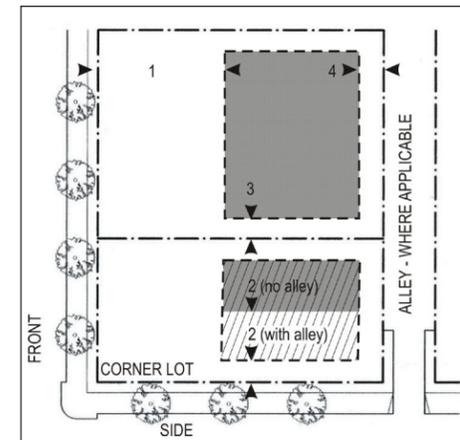
1. HEIGHT

- a. Maximum: 2 stories for Primary Building (20% of building footprint may be 3 story).
- b. Floor to Floor: 12' max.
- c. Accessory Buildings: 14' max. to eave or parapet line.
- d. Carriage Houses: See Building Type performance standards.

2. FRONTAGE TYPES

- a. Stoop
- b. Porch
- c. Lightcourt
- d. Dooryard

C. Parking



Parking Placement

1. PARKING AND SERVICES PLACEMENT

- a. Off-street parking and Services shall be placed in the shaded area shown above.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' min. (with alley) / 20' min. (no alley)
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units
- b. Non-Residential
 1. 2 parking spaces / 1000 s.f.

D. Building Types

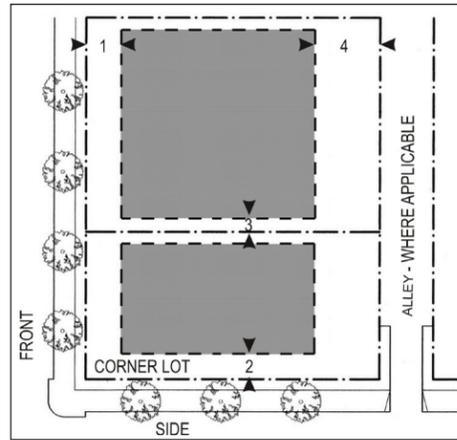
Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Carriage House							
Front Yard House							
Side Yard House							
Dup/Trip/Quadplex							
Villa							
Bungalow Court							
Side Court Housing							
Courtyard Housing							

The building types allowed within the T4.1 Urban General 1 zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.30.030 T4.2 URBAN GENERAL 2

A. Building Placement



Plan Diagram

1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Street Build-to Line: 10'
 2. Side Street Build-to Line: 10'
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 15' min.

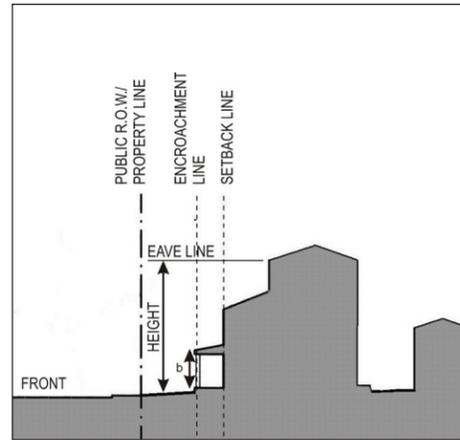
2. ACCESSORY BUILDINGS

- a. Accessory Buildings shall be placed in the shaded area shown in Diagram C. Parking Placement.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.

3. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Section Diagram

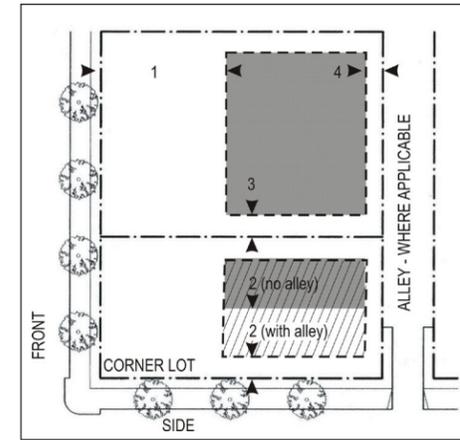
1. HEIGHT

- a. Maximum: 2 stories for Primary Building (40% of building footprint may be 3 story).
- b. Floor to Floor: 12' max.
- c. Accessory buildings: 14' max. to eave or parapet line.

2. FRONTAGE TYPES

- a. Stoop
- b. Porch
- c. Dooryard

C. Parking



Parking Placement

1. PARKING PLACEMENT

- a. Off-street parking and services shall be placed in the shaded area shown above, unless subterranean.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' (with alley) / 20' (no alley)
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units
- b. Non-Residential
 1. 2 parking spaces / 1000 s.f.

D. Building Types

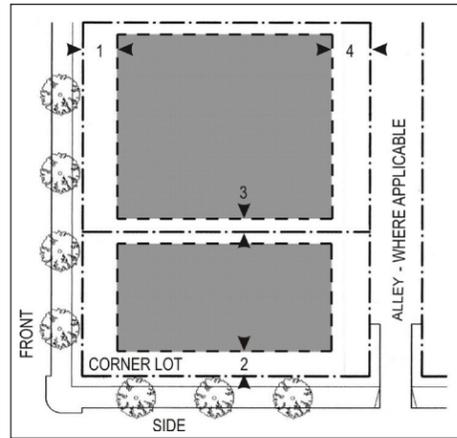
Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Dup/Trip/Quadplex							
Villa							
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							

The building types allowed within the T4.2 Urban General 2 zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.30.040 T4.3 URBAN GENERAL 3

A. Building Placement



Plan Diagram

1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Street Build-to Line: 10'
 2. Side Street Build-to Line: 5'
 3. Side Yard Setback: 5' min
 4. Rear Setback: 5' min. (with alley) / 15' min. (no alley)

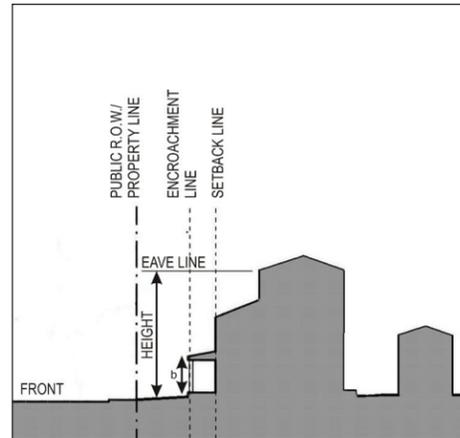
2. ACCESSORY BUILDINGS

- a. Accessory Buildings shall be placed in the shaded area shown in Diagram C. Parking Placement.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.

3. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Section Diagram

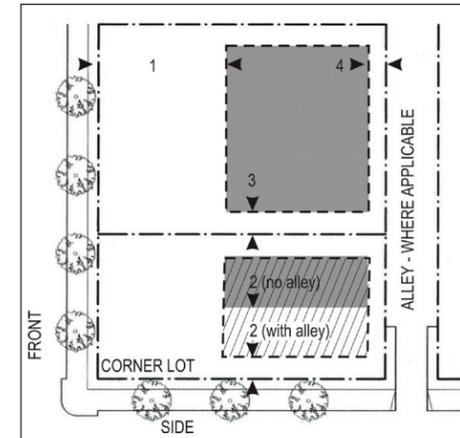
1. HEIGHT

- a. Maximum: 3 stories for Primary Building (15% of building footprint may be 4 story).
- b. Floor to Floor: 14' min. and 17' max. ground floor for the shopfront frontage type; 15' max. ground floor for all other frontage types; 12' max. second floor and above.
- c. Accessory buildings: 14' max. to eave or parapet line.

2. FRONTAGE TYPES

- a. Shopfront
- b. Forecourt
- c. Stoop
- d. Porch
- e. Dooryard

C. Parking



Parking Placement

1. PARKING PLACEMENT

- a. Off-street parking and services shall be placed in the shaded area shown above, unless subterranean.
 1. Street Setback: Rear 50% of lot depth
 2. Side Street Setback: 5' min. (with alley) / 20' min. (no alley)
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units
- b. Non-Residential:
 1. 2 parking spaces / 1000 s.f.

D. Building Types

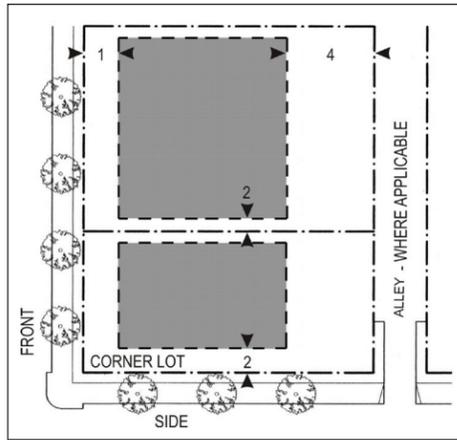
Building Type	Allowed Lot Width						
	25'	35'	50'	75'	100'	125'	150'
Mansion							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							

The building types allowed within the T4.3 Urban General 3 zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.30.050 T4.4 THOMPSON CORRIDOR

A. Building Placement



Plan Diagram

1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Front Yard Setback: 0 to 5' max. for corner lots; 5' min. to 10' max. for interior lots.
 2. Side Street Setback: 0 to 5' max.
 3. Side yard Setback: 5' min. adjacent to T4.1 Urban General 1; 0' adjacent to all other zones.
 4. Rear Setback: 15' min.

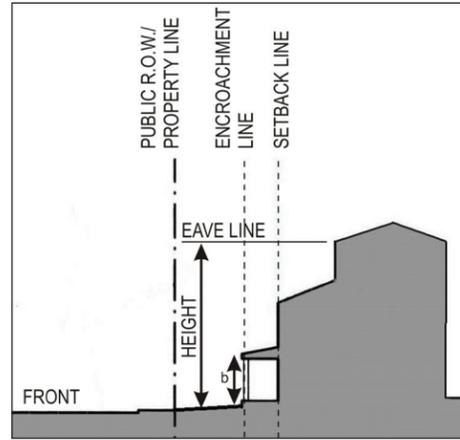
2. ACCESSORY BUILDINGS

- a. Accessory Buildings
 1. Permitted only by Warrant.
 2. Must be located within shaded area of Diagram C. Parking Placement.

2. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Section Diagram

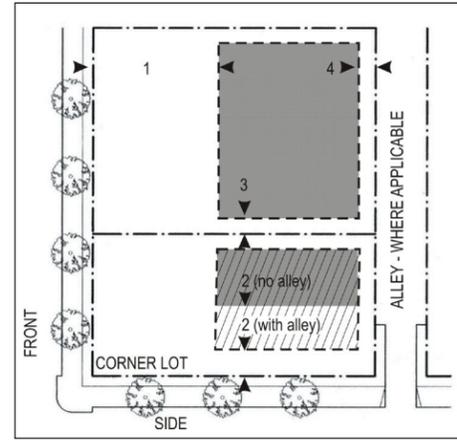
1. HEIGHT

- a. Maximum: 2 stories for Primary Building (40% of building footprint may be 3 story).
- b. Floor to Floor: 14' min. and 17' max. ground floor for the shopfront frontage type; 15' max. ground floor for all other frontage types; 12' max. second floor and above.
- b. Accessory buildings: 14' max. to eave or parapet line.

2. FRONTAGE TYPES

- a. Shopfront
- b. Forecourt
- c. Stoop
- d. Porch
- e. Lightcourt
- f. Dooryard

C. Parking



Parking Placement

1. PARKING PLACEMENT

- a. Off-Street parking and Services are allowed only in the shaded area as shown, unless subterranean.
 1. Street Setback: Rear 50% of lot depth.
 2. Side Street Setback: 5' min. (with alley) / 20' min. (no alley).
 3. Side Yard Setback: 5' min.
 4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units
- b. Non-Residential:
 1. 2 parking spaces / 1000 s.f.

D. Building Types

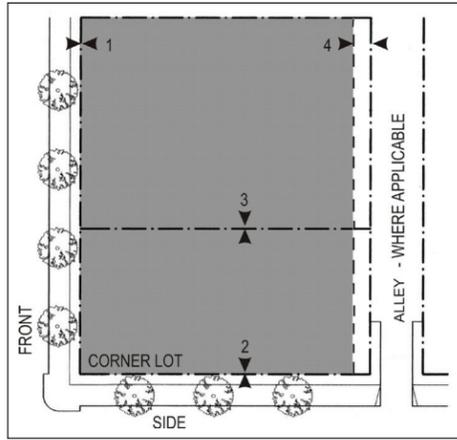
Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Mansion							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Commercial Block							

The building types allowed within the T4.4 Thompson Corridor zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.30.060 T5.1 NEIGHBORHOOD CENTER

A. Building Placement



Plan Diagram

1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Street Build-to Line: per Frontage Type requirements
 2. Side Street Build-to Line: 0' to 5'
 3. Side Yard Setback: 0'
 4. Rear Setback: 5' min. (with alley) / 15' min. (no alley)

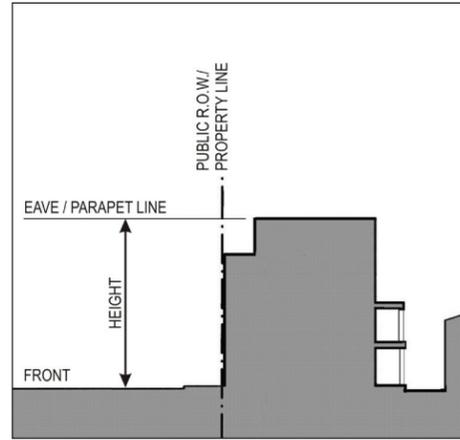
2. ACCESSORY BUILDINGS

- a. Accessory Buildings
 1. Permitted only by Warrant.
 2. Must be located within shaded area of Diagram C. Parking Placement.

3. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Section Diagram

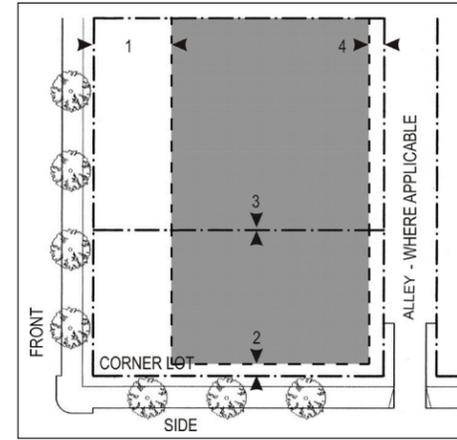
1. HEIGHT

- a. Maximum: 3 stories for Primary Building (25% of building footprint may be 4 story).
- b. Floor to Floor: 14' min. and 18' max. ground floor for arcade, gallery and shopfront frontage types; 18' max. ground floor for all other frontage types, 12' max. second floor and above.
- c. Accessory buildings: 14' max. to eave or parapet line.

2. FRONTAGE TYPES

- a. Arcade
- b. Gallery
- c. Shopfront
- d. Forecourt
- e. Stoop

C. Parking



Parking Placement

1. PARKING PLACEMENT

- a. Off-street parking and Services are allowed only in the shaded area as shown, unless subterranean.
 1. Street Setback: Rear 75% of lot depth
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 0' min.
 4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop frontage.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units.
- b. Non-Residential:
 1. 2 parking spaces / 1000 s.f.

D. Building Types

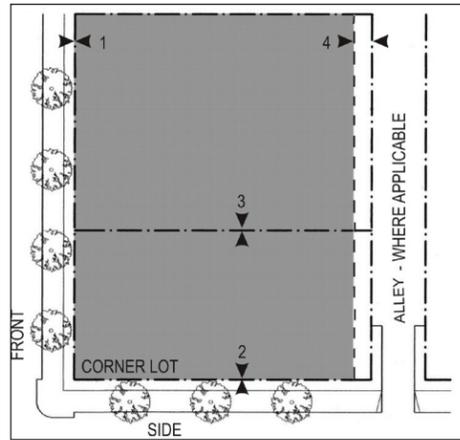
Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Row House							
Live/Work							
Courtyard Housing							
Commercial Block							
Stacked Dwelling	<i>Only allowed as part of Mixed Type Developments</i>						

The building types allowed within the T5.1 Neighborhood Center zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.30.070 T6.1 URBAN CORE

A. Building Placement



Plan Diagram

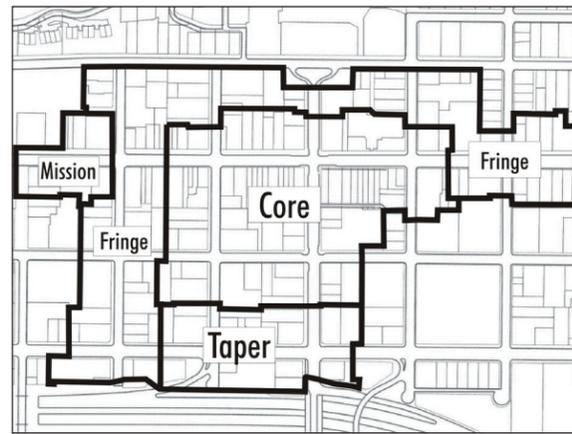
1. SETBACKS

- a. Primary Buildings shall be placed within the shaded area as shown in the diagram above (unless specified otherwise by a permitted Building Type).
 1. Street Build-to Line: 0' to 5' min.
 2. Side Street Build-to Line: 0' to 5' min.
 3. Side Yard Setback: 0' min.
 4. Rear Yard Setback: 5' min.

2. ARCHITECTURAL ENCROACHMENTS

- a. Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the California Building Code (CBC).
 1. Balconies: 6' max. into Street Build-to Line, Side Street Build-to Line and Rear Setback.
 2. Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all Setback areas identified in Diagram A. Building Placement, above.

B. Building Profile and Frontage



Maximum Height Diagram

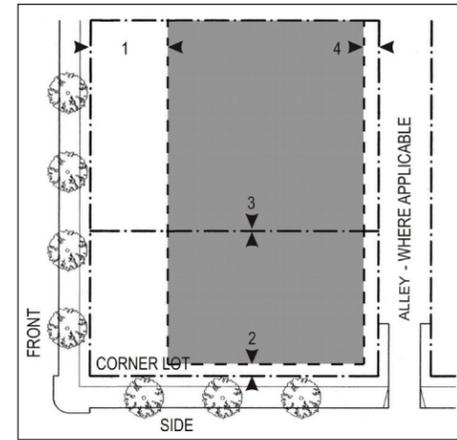
1. HEIGHT

- a. Maximum:
 1. **Core Area:** 4 stories for Primary Building (20% of building footprint may be 5 story).
 2. **Fringe Area:** 3 stories for Primary Building (25% of building footprint may be 4 story).
 3. **Taper Area:** 3 stories for Primary Building (25% of building footprint may be 4 story) + 25' setback for fourth story from Oak and California Streets. Taper area height limits apply to all T6.1 properties South of Hwy 101 (not shown in Maximum Height Diagram).
 4. **Mission Area:** 3 stories for Primary Building (15% of building footprint may be 4 story).
- b. Floor to Floor: 15' min. and 20' max. ground floor for shopfront frontage type; 18' max. ground floor for all other frontage types; 12' max. second floor and above.

2. FRONTAGE TYPES

- a. Shopfront
- b. Forecourt
- c. Stoop
- d. Porch (along Poli Street only)
- e. Lightcourt
- f. Dooryard (along Poli Street only)

C. Parking



Parking Placement

1. PARKING PLACEMENT

- a. Off-street parking and Services are allowed only in the shaded area as shown, unless subterranean.
 1. Street Setback: Rear 75% of lot depth
 2. Side Street Setback: 5' min.
 3. Side Yard Setback: 0'
 4. Rear Setback: 5' min.
- b. Subterranean parking may extend to a height of 3' max above finished grade, provided that garage perimeter wall either aligns with face of building or becomes part of a Stoop or Dooryard frontage.

2. PARKING REQUIREMENTS

- a. Residential
 1. 1 parking space / 1500 s.f.
 2. No parking spaces are required for single room occupancy units
- b. Non-Residential:
 1. 2 parking spaces / 1000 s.f.

D. Building Types

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Live/Work							
Courtyard Housing							
Commercial Block							
Stacked Dwelling	<i>Only allowed as part of Mixed Type Developments</i>						

The building types allowed within the T6.1 Urban Core zone shall be limited to those in the table above, and placed only on lots with the lot width shown. See Article III (Building Type Standards) for performance standards and Article V (Design Guidelines) for architectural expression guidance.

ARTICLE II. URBAN STANDARDS

2.40.010 MIXED TYPE DEVELOPMENT STANDARDS

A. Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to generate buildings whose massing and articulation reflect the scale of the historic downtown development pattern, and to prevent large monolithic and repetitive buildings. Large development projects shall be composed of multiple structures and/or shall be designed to have the appearance of multiple independent buildings. A variation in building height and a mix of building and dwelling types within the same project is required in order to reflect the scale and rhythm of Downtown Ventura's historic lotting pattern.

B. Applicability

Any parcel or parcel assemblage with a contiguous area of 30,000 sf or more shall be developed as Mixed Type Development in accordance with the standards in this section [E]. Parcels or parcel assemblages with a contiguous area less than 30,000 sf may also be developed as Mixed Type Development.

C. Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a plan sheet, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

D. Relationship to Urban Standards, Building Type Standards and Design Guidelines

Each building within a Mixed Type Development shall comply with the applicable requirements in the Urban Standards, Building Types Standards and Design Guideline. However, standards and requirements shall be amended as follows:

1. Street Setback: For buildings not abutting a street this requirement shall be waived. Buildings shall instead conform with the dimensions and requirements for semi-public paseos and/or courtyards described above [E or W].
2. Access: For buildings not abutting a street pedestrian access shall be taken directly from a paseo or courtyard that functions as the extension of the public realm as described above [E].
3. Side and/or Rear Setback: The overall project site shall be governed by the applicable Urban Standards. Nominal lots shall be governed by the interior side setback for the applicable zone as per the Urban Standards [W].

E. Mixed Type Development Standards

1. MIX OF BUILDING TYPES

- a. Developments on parcels or parcel assemblages between 30,000 sf and 50,000 sf shall be composed of at least 2 buildings which may be of the same or different building types as allowed by the applicable zone [E].
- b. Developments on parcels or parcel assemblages exceeding 50,000 sf shall be composed of at least 3 buildings which may be of the same or different building types as allowed by the applicable zone [E].
- c. Stacked Dwellings are generally not permitted in the downtown as they do not contribute much to enliven the street facade and do not provide direct street access for individual dwelling units. However, Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project. Stacked Dwelling building type shall comprise no more than 30% of the total number of units and are encouraged to be located toward the rear of a lot [E].

2. PEDESTRIAN ACCESS

The relatively large downtown blocks and resulting deep lots often accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets. These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm and the life of the city. To that end, the public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street. Paseos and courtyards are limited to pedestrian traffic, and in no case may a vehicular driveway be the sole means of access to a dwelling. Permitted building types shall be arranged around and take their primary access from this extension of the public realm.

Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:

- a. Paseos shall be a minimum of 15 ft wide between primary building walls. Architectural encroachments are not permitted [E].
- b. Courtyards shall be at minimum 30 ft wide for North/South oriented courtyards, or 40 ft wide for East/West oriented courtyard [W]. See Article III, section 3.10.120 for further detail. Architectural encroachments are permitted per the Urban Standards.

3. VEHICULAR ACCESS

- a. Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited [E].
- b. Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian (including bicycle use) circulation, public transit, placement of adjacent buildings and businesses and function beyond the project development boundaries, all subject to City Engineer approval. Within Downtown, vehicle and pedestrian movement should emphasize the pedestrian.

4. MASSING AND ARTICULATION

- a. Development shall be designed as if buildings were built on narrow lots, following the 50 foot historic lotting pattern in Downtown Ventura. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in roof lines, window groupings, applied facade elements such as piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. Major vertical elements should be a maximum of 50 ft apart measured center-to-center, which reflects the historic parcel increment of much of Downtown. Article V Design Guidelines shall apply [DR].

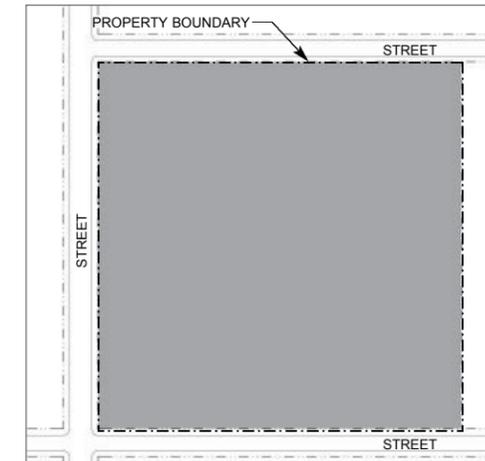
5. PUBLIC BUILDINGS

- a. Public buildings that, if included, are located in visually prominent central locations recognizable and accessible to the public.

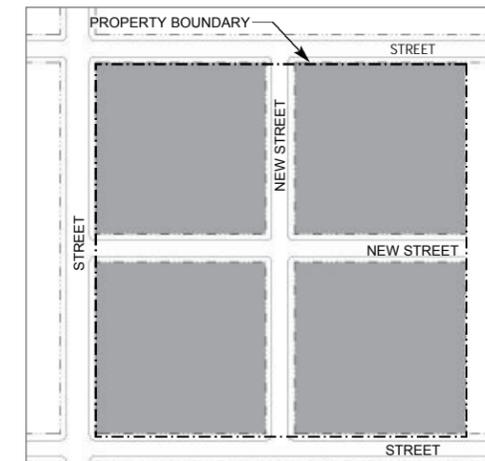
F. Illustrative Diagrams

The diagrams at right provide an illustrative example of how to comply with this section.

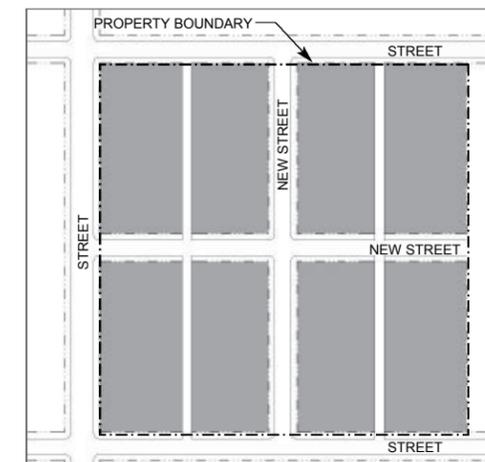
1. Original Site



2. Introduce Streets



3. Introduce Alleys



4. Introduce Lots



5. Introduce Building Types



ARTICLE II. URBAN STANDARDS

2.50.020 CIVIC BUILDING OVERLAY

A. PURPOSE. Civic buildings and their associated uses represent physical symbols of a community's social, cultural, educational, and other institutional activities. They preserve the lessons and instruments of culture, offer a dignified forum for the issues of the time, encourage democratic initiatives, and consequently ensure the balanced evolution of the larger society. The physical composition of civic buildings should result in distinction from common, backstory buildings used for dwelling and commerce.

B. APPLICABILITY. New civic buildings and/or alterations to existing civic buildings require Design Review and, to the extent provided for below, conformance to the Development Code standards and guidelines:

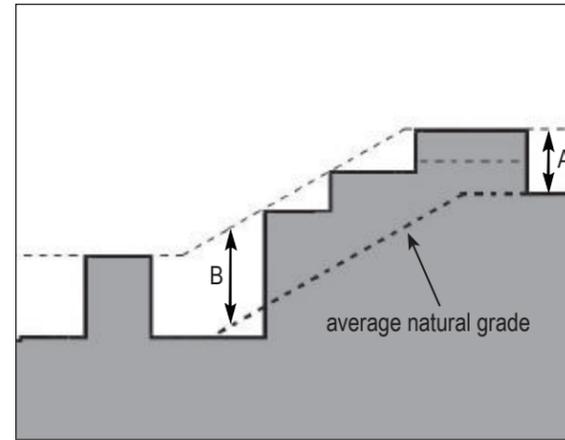
1. Article II (Urban Standards) - All requirements apply unless Warrant approval is obtained
2. Article III (Building Types) - Not applicable
3. Article IV (Frontage Types) - Not applicable
4. Article V (Design Guidelines) - All sections apply except 5.10.030 (A) (Context and Architectural Character) and 5.10.030 (B) (Building Massing and Articulation)
5. Article VI (Sign Standards) - Not applicable
7. Article VII (Other Standards) - All requirements apply

2.50.030 HILLSIDE OVERLAY

A. APPLICABILITY. The following provisions supersede the maximum height regulations for the underlying zones as shown in the Regulating Plan (Figure III-1).

1. HEIGHT

- a. Primary Building height, as measured to the eave, shall not project above the following:
 1. T4.1 Urban General 1:
 - i. Rear lot line highest/slope of lot ten percent or less. Where the average elevation of the rear lot line is above the average elevation of the front lot line, and where the slope of the lot is ten percent or less, no building or other structure, shall exceed a height of 12 1/2 feet above the average natural grade of the required rear lot line, or 15 feet above the average natural grade of the required rear setback line, or 30 feet above the average natural grade at each corner point of the building, whichever of the foregoing is the lowest elevation.
 - ii. Rear lot line highest/slope of lot greater than ten percent. Where the average elevation of the rear lot line is above the average elevation of the front lot line, and where the slope of the lot is greater than ten percent, no building or other structure shall exceed a height of ten feet above the average natural grade of the rear lot line, or 15 feet above the average natural grade of the required rear setback line, or 30 feet above the average natural grade at each corner point of the building line, whichever of the foregoing is the lowest elevation.
 - iii. Front lot line highest. Where the average elevation of the front lot line is above the average elevation of the rear lot line, no building or other structure shall exceed a height of 15 feet above the average elevation of the front lot line and 30 feet above the average natural grade at each corner point of the building line, whichever of the foregoing is the lowest elevation.
 - iv. Through lot. No building or other structure on a through lot in the Hillside Area shall exceed a height of 15 feet above the average elevation of the front lot line of the highest lot frontage and 30 feet above the average natural grade at each corner point of the building line, whichever of the foregoing is the lowest elevation.
 2. T6.1 Urban Core: 24' max. above Poli Street (A) and 36' max. above average natural grade (B), see Maximum Height Diagram (opposite).



Maximum Height Diagram (T6.1 Urban Core)

b. Survey.

1. Applicants must provide complete topographical and lot survey information prepared by an architect, surveyor, or civil engineer licensed or registered to practice in the State of California, for the lot or lots involved. Such information shall include grading details of any cut or fill slopes and all elevation reference points required by this subsection to verify height measurements, except as provided below. The elevation reference points for the front and rear lot lines and the required rear yard setback line shall be shown directly on the site plan and plotted as follows:
 - i. Point one and two shall be the lot corners;
 - ii. Point three shall be the midpoint between points one and two;
 - iii. Point four shall be the midpoint between points one and three; and
 - iv. Point five shall be the midpoint between points two and three
2. Exception to preparation of survey information. Within the boundaries of the Hillside Overlay, the director may determine that the survey information set forth above is not required provided it can be demonstrated, based on criteria established and adopted by separate resolution, of the council, that the height of buildings or structures or expansions thereof, is in scale with surrounding development and will not unreasonably or unnecessarily interfere with scenic views from other public streets and other public areas. However, in no case shall the height of any building or structure or expansion thereof exceed the maximum height set forth in the underlying zone or Hillside Overlay.

ARTICLE III. BUILDING TYPES

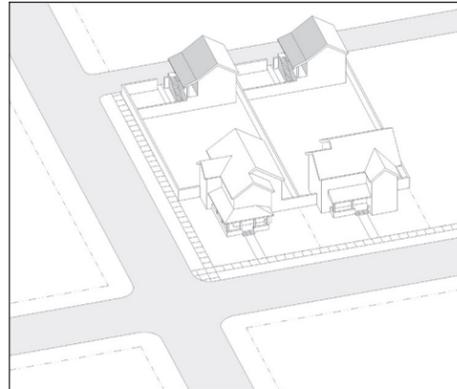
3.10.010 PURPOSE

Building Type performance measures are established based on location within the Transect and lot size. For each zone, the Building Types allowed provide standards to achieve the desired built form and pedestrian orientation in the Downtown.

The Building Types allowed in the Downtown Specific Plan area as described in the following pages are:

1. Carriage House
2. Front Yard House
3. Side Yard House
4. Duplex, Triplex and Quadplex
5. Villa
6. Mansion
7. Bungalow Court
8. Rowhouse
9. Live / Work
10. Side Court Housing
11. Courtyard Housing
12. Commercial Block
13. Stacked Dwellings

3.10.020 CARRIAGE HOUSE



Carriage House Example Diagram

A. DESCRIPTION

A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses typically abut an alley at the rear of a lot that also includes a Front Yard or Side Yard House. Lots deeper than 120' within the T4.1 Urban General 1 and T4.1 Main Frontage zones are eligible for a Carriage House. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

B. ACCESS

1. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street build-to or rear yard setback.
2. Where an alley is present, parking and services shall be accessed through the alley.



Allowed in Transect: T4.1 & T4.1 Main Frontage

C. PARKING AND SERVICES

1. No parking is required for the Carriage Houses, however, if provided it may be within a garage, carport or tandem in the driveway.
2. An alley-accessed garage may accommodate up to three cars. A non-alley-accessed garage may accommodate no more than two cars. A street facing garage shall have one-car garage doors.

D. OPEN SPACE

1. Carriage Houses and garages may occupy no more than 30% of that area illustrated by Diagram C.1 (Parking and Services Placement) of the applicable zone.
2. One private yard, separate from the primary yard, of no less than 150 s.f. with a minimum dimension of 10 feet shall be provided. The private yard area may be provided at-grade or via a balcony not oriented toward a side yard setback.
3. On a lot without an alley, a Carriage House shall have a minimum rear yard setback of 10 feet and a minimum side yard setback of 5 feet.



Illustrative Photo

E. LANDSCAPE

1. There are no landscape requirements for this building type.

F. FRONTAGE

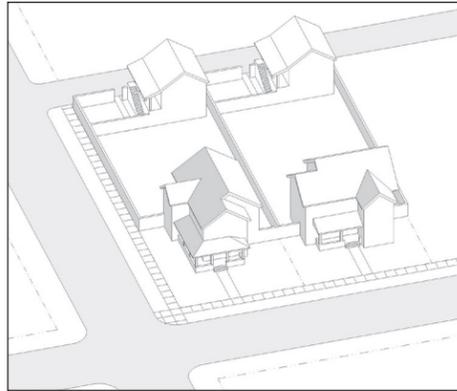
1. As Carriage Houses are located in the rear of lots, no Frontage Type is required since direct access from the street is not possible.

G. BUILDING SIZE AND MASSING

1. Carriage houses shall be designed as flats located above a detached garage, attached at-grade to a detached garage, or as a detached unit if no garage is present.
2. Carriage Houses located above garages shall be no taller than 2 stories (inclusive of garage) at 12' max. per floor.
3. Carriage Houses located attached, at-grade to garages shall be no taller than 1 story at 12' max. per floor.
4. Carriage houses shall be a max. size of 750 s.f. habitable floor area.
5. Carriage houses shall not exceed 50% of primary building's habitable floor area.

ARTICLE III. BUILDING TYPES

3.10.030 FRONT YARD HOUSE



Front Yard House Example Diagram

A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.1 Urban General 1 and T4.1 Main Frontage zones. A Front Yard House may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). A Front Yard House is accessed from the sidewalk adjacent to the street build-to line. The following text provides performance standards for Front Yard Houses.

B. ACCESS

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 & T4.1 Main Frontage

C. PARKING AND SERVICES

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or uncovered. [W]
2. An alley accessed garage or carport may accommodate up to three cars. [W]
3. Parking facing a side street build-to line shall be accommodated in a two-car (max.) garage with one-car garage doors. [W]
4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]



Illustrative Photo

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20 feet. [W]

E. LANDSCAPE

1. Front yard trees are encouraged to be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Side yard trees may be placed to protect the privacy of neighbors. [DR]



Illustrative Photo

F. FRONTAGE

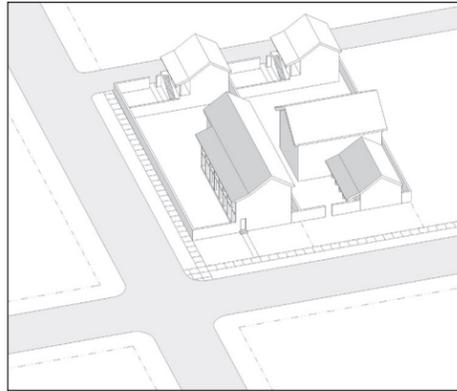
1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
2. Houses on corner lots should be designed with two facades of equal architectural expression. [DR]
3. Buildings should be composed of one and/or two story volumes, each designed to house scale. [DR]
4. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

ARTICLE III. BUILDING TYPES

3.10.040 SIDE YARD HOUSE



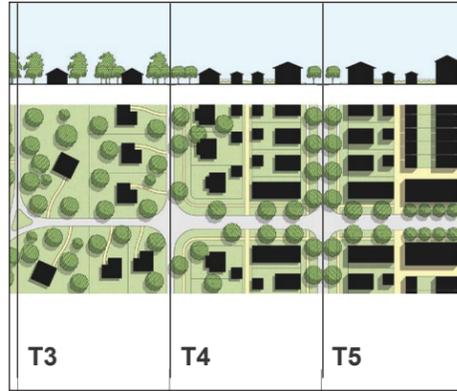
Side Yard House Example Diagram

A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.1 Urban General 1 and T4.1 Main Frontage zones. A Side Yard House may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). A Side Yard House is flanked by a side yard accessed via a walkway parallel to the yard area. The following text provides performance standards for Side Yard Houses.

B. ACCESS

1. The main entrance shall be accessed directly from the street through an allowed frontage type or side yard area. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, this type is allowed only on a corner lot. [E]
4. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 & T4.1 Main Frontage

C. PARKING & SERVICES

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or uncovered. [W]
2. An alley accessed garage or carport may accommodate up to three cars. A non-alley-accessed garage or carport may accommodate no more than 2 cars. Parking facing a side street must be accommodated in a garage (carports are not allowed). A side street facing garage shall have 1-car garage doors. [W]
3. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line of front yard setback of the applicable zone. [DR]
2. One side yard shall provide usable, outdoor space equal in width to the street build-to line but not less than 15 feet, with ground floor living areas (e.g., living room, family room, dining room, etc.) opening to it with large windows and, where possible, French doors. This side yard shall be enclosed by a wall or hedge no more than 6 feet high, and shall encompass no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). [E]



Illustrative Photo

3. On a corner lot, the side yard required by D.2, shall abut the street, and the enclosing wall or hedge shall not be more than 6 feet high. The opposite side yard may not have a fence at the property line, with an easement instead allowing use of the yard by the neighbor. Windows facing this opposing yard shall be relatively small and 5 feet min. high, providing light and ventilation while allowing for privacy. [E]

E. LANDSCAPE

1. Trees in the front yard should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]



Illustrative Photo

F. FRONTAGE

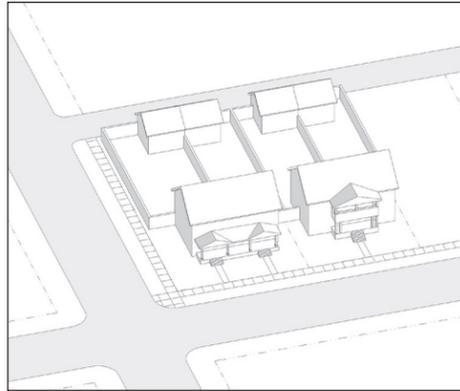
1. This building type shall provide a permitted frontage type at the street build-to line, within the front yard setback or within the side yard required by Section D. Open Space. [E]
2. Notwithstanding setback requirements of the applicable zone, the front setback need not exceed 10 feet. [W]
3. A gallery, either one or two stories in height, or an arcade frontage type should occur for at least half the building length along the building elevation facing the side yard required by Section D. Open Space. [DR]
4. Because a frontage type is not mandatory at the frontage street, but may be located within the side yard, special care should be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house. [DR]

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
2. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

ARTICLE III. BUILDING TYPES

3.10.050 DUPLEX, TRIPLEX, QUADPLEX



Duplex, Triplex, Quadplex Example Diagram

A. DESCRIPTION

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.1 Urban General 1, T4.2 Urban General 2, and T4.1 Main Frontage zones. Each dwelling unit is individually accessed directly from the street. A Duplex, Triplex, Quadplex may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). The following text provides performance standards for Duplex, Triplex, Quadplexes.

B. ACCESS

- Entrances to each dwelling shall be accessed directly from, and face, the street. Access to second floor dwellings shall be by elevator or a stair that may be open, roofed or enclosed. [E]
- Where an alley is present, parking and services shall be accessed through the alley. [E]
- Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]
- On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 & T4.1 Main Frontage

C. PARKING & SERVICES

- One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carports, or uncovered. [W]
- Garages on corner lots without alleys may face the street only if provided with one-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide. Garages facing a side street shall not accommodate more than four cars. [W]
- Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
- Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

- Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
- Each dwelling at the first floor shall have a usable, outdoor space of at least 150 square feet with a minimum dimension of 8 feet. [W]
- Each dwelling accessed above the first floor shall have a usable, outdoor space that may be in balconies or loggias and of at least 150 square feet with a minimum dimension of 7 feet. [W]
- Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall. [DR]



Illustrative Photo

E. LANDSCAPE

- Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
- Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

- On corner lots, dwellings are encouraged to obtain access through a permitted frontage type from either street; particularly in triplexes and quadplexes. [DR]



Illustrative Photo

G. BUILDING SIZE AND MASSING

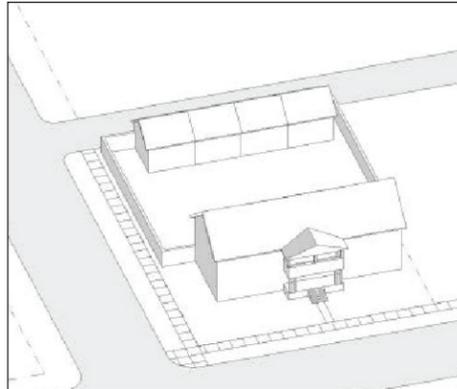
- Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
- Buildings on corner lots should be designed with two facades of equal architectural expression. [DR]
- Buildings should be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
- Dwellings within buildings may be flats and/or townhouses. [DR]
- Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

H. EXPOSURE TO LIGHT AND AIR

- At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.060 VILLA



Example Villa Diagram



Allowed in Transects: T4.1 & T4.2



Illustrative Photo



Illustrative Photo

A. DESCRIPTION

A large house containing anywhere from two to eight dwelling units that may be located upon a qualifying lot in the T4.1 Urban General 1 and T4.2 Urban General 2 zones. Each dwelling unit is individually accessed from a central lobby, which in turn is accessed directly from the street. A Villa may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). The following text provides performance standards for Villas.

B. ACCESS

1. Access to the building shall occur directly from and face the street. Said access shall be a single point leading to a central lobby which provides access to the individual dwellings without use of a corridor. Second floor dwellings shall be accessed by a stair located in the lobby and, again, without use of a corridor. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]
5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot. [DR]

C. PARKING & SERVICES

1. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Rear yards shall contain a usable, outdoor space of no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). This yard area is intended for common use by all dwelling occupants. [E]
3. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7 feet. [DR]
4. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above. [DR]

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

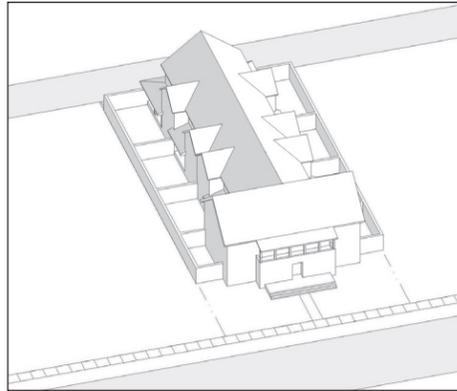
1. Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
2. Buildings on corner lots should be designed with two facades of equal architectural expression. [DR]
3. Buildings should be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]
4. Dwellings within buildings may be flats and/or townhouses. [DR]
5. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

H. EXPOSURE TO LIGHT AND AIR

1. At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.070 MANSION



Mansion Example Diagram



Allowed in Transects: T4.3 & T4.4



Illustrative Photo



Illustrative Photo

A. DESCRIPTION

A detached building with the appearance from the street of a large house which contains more than four dwellings and that may be located upon a qualifying lot in the T4.3 Urban General 3 and T4.4 Thompson Corridor zones. Each dwelling is individually accessed from a central lobby, which in turn is accessed directly from the street. A Mansion may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). The following text provides performance standards for Mansions.

B. ACCESS

1. The main entrance to the building shall be accessed directly from, and face, the street. The main entrance shall open to a central lobby which provides access to individual dwellings through use of a corridor. Second and third floor dwellings shall be accessed by a stair or elevator located in the lobby. Direct access from street to ground floor dwellings at the street build-to line is encouraged. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]
4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]
5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot. [DR]

C. PARKING & SERVICES

1. Required parking may be at-grade or subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Side yards should be useable by and accessible from the dwellings; where possible. [DR]
3. Each ground level dwelling shall have a usable, outdoor space of at least 150 square feet with a minimum dimension of 8 feet. [E]

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

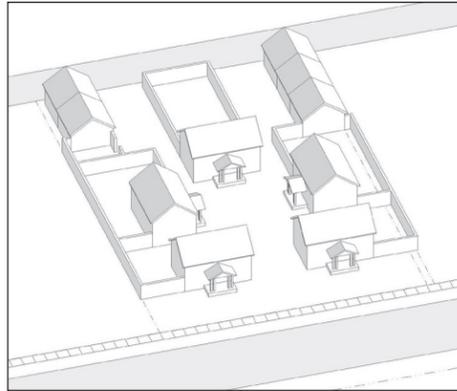
1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Buildings shall be massed as large houses, composed principally of two and three story volumes. [DR]
2. Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
3. Buildings on corner lots should be designed with two façades of equal architectural expression. [DR]
4. Dwellings within the building may be flats and/or townhouses. [DR]
5. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

ARTICLE III. BUILDING TYPES

3.10.080 BUNGALOW COURT



Building Type Diagram

A. DESCRIPTION

Four or more detached houses or duplexes arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Bungalow Courts may be located upon qualifying lots in the T4.1 Urban General 1 and T4.2 Urban General 2 zones. A Bungalow Court may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). The following text provides performance standards for Bungalow Courts.

B. ACCESS

1. Entrances to dwellings shall be directly from the front yard or from the courtyard. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]
4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 & T4.2

C. PARKING & SERVICES

1. Required parking shall be at-grade. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide. Garages facing a side street shall not accommodate more than four cars. [W]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]
3. Each dwelling shall have a usable at-grade, outdoor space of at least 150 square feet with a minimum dimension of 8 feet. This space shall be exclusive of the courtyard and may be located in a side yard and/or the rear yard. [E]
4. Minimum courtyard dimensions shall be 30 feet. [W]
5. Required outdoor space should be enclosed by a fence, wall or hedge. [DR]



Illustrative Photo

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.



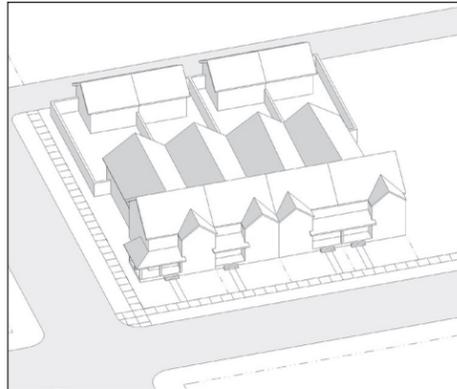
Illustrative Photo

G. BUILDING SIZE AND MASSING

1. Buildings should be composed of one and/or two story volumes and massed as houses. [DR]
2. Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]
3. Buildings on corner lots should be designed with two facades of equal architectural expression. [DR]
4. Dwellings within a duplex may be flats and/or townhouses. [DR]
5. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]

ARTICLE III. BUILDING TYPES

3.10.090 ROWHOUSE



Building Type Diagram

A. DESCRIPTION

Two or more attached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot(s) in the T4.2 Urban General 2, T4.3 Urban General 3, T4.4 Thompson Corridor, T5.1 Neighborhood Center and T5.1 Figueroa Frontage zones. A Rowhouse may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). The following text provides performance standards for Rowhouses.

B. ACCESS

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley if it is not within a Mixed Type Development. [E]



Allowed in Transects: T4.1 thru T5.1

C. PARKING & SERVICES

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. One usable at-grade, outdoor space shall be provided behind the Rowhouse at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20 feet. [E]



Illustrative Photo

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.



Illustrative Photo

G. BUILDING SIZE AND MASSING

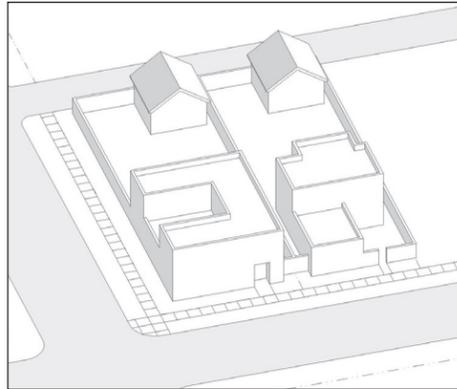
1. Buildings should be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots should be designed with two facades of equal architectural expression. [DR]

H. EXPOSURE TO LIGHT AND AIR

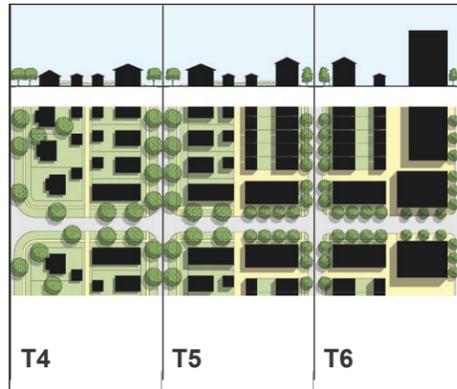
1. At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.100 LIVE/WORK



Live/Work Example Diagram



Allowed in Transects: T4.1 thru T6.1



Illustrative Photo



Illustrative Photo

A. DESCRIPTION

An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor. Non-residential uses are identified by Table E. Allowed Land Uses of the applicable zone (see Article II). A Live-work building may be located upon a qualifying lot in the T4.2 Urban General 2, T4.3 Urban General 3, T4.4 Thompson Corridor, T5.1 Neighborhood Center, T5.1 Figueroa Frontage and T6.1 Urban Core zones. The following text provides performance standards for Live-work buildings.

B. ACCESS

1. Live-work buildings shall have one of two methods of pedestrian access:
 - (a) The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the residential occupancy area shall be accessed by a separate entrance and internal stair that is also accessed from and faces the street. There may also be a small shared lobby that provides separate access to commercial/flex and residential areas [E]; or
 - (b) Access to the residential area may be taken through the commercial/flex space that is accessed directly from and faces the street. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley if it is not within a Mixed Type Development. [E]

C. PARKING & SERVICES

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. One usable at-grade, outdoor space shall be provided behind the Live-work building at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20 feet. [E]

E. LANDSCAPE

1. Landscape should not obscure front yards on adjacent lots or the front of the ground floor flex space. [DR]

F. FRONTAGE

1. As a building that provides both residential and non-residential uses, the commercial/flex space on ground floors should be oriented toward the street to allow pedestrian exposure and direct access to the commercial/flex space. [DR]

G. BUILDING SIZE AND MASSING

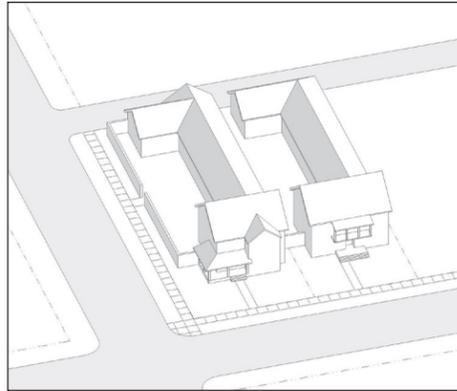
1. Buildings should be composed of 2 and/or 3-story volumes in compliance with the height limitations of the applicable zone. [DR]
2. Buildings on corner lots should be designed with two facades of equal architectural expression. [DR]

H. EXPOSURE TO LIGHT AND AIR

1. At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.110 SIDE COURT HOUSING



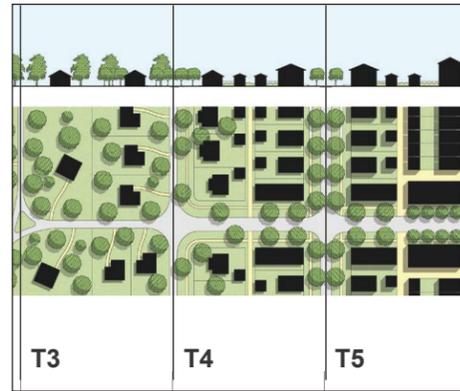
Side Court Housing Example Diagram

A. DESCRIPTION

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street upon a qualifying lot in the T4.1 Urban General 1, T4.2 Urban General 2, T4.3 Urban General 3 and T4.4 Thompson Corridor zones. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard. Side Court Housing may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). Side Court Housing is flanked by a side yard and dwellings are accessed via a walkway parallel to that yard area. The following text provides performance standards for Side Court Housing.

B. ACCESS

1. Entrances to dwellings shall be directly from the front yard or side yard area equal in width to the street build-to line. Access to no more than three (3) second-story dwellings shall be through an open or roofed (but not enclosed) stair. [E]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 thru T4.4

C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Dwellings may have direct or indirect access to their parking stalls(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]



Illustrative Photo

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Dwellings shall face an active side court with a minimum dimension of 20 feet. [E]
3. Major ground floor rooms should open to the active side court with large windows and, where possible, doors. [DR]
4. When located in an active side yard, a driveway should be integrated into the design of the yard through the use of a reduced paved area, permeable paving materials or comparable surface area that provides a landscaped aesthetic and usable outdoor space. [DR]
5. Rear yards are not required for this type, as the private useable outdoor space is provided as a common amenity to all residents in the sideyard. [E]

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. FRONTAGE

1. Each ground level dwelling shall have a frontage type that may not encroach into the active sideyard. [W]

G. BUILDING SIZE AND MASSING

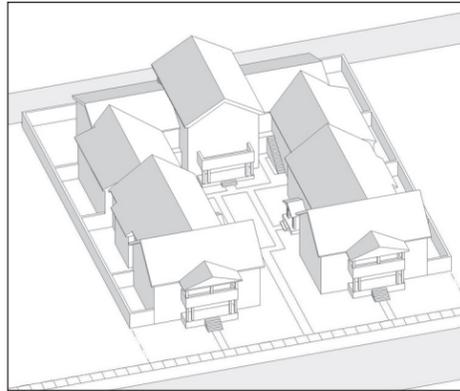
1. Buildings should be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses. [DR]
2. The building elevation abutting an inactive side yard should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]
3. Buildings on corner lots should be designed with two façades of equal architectural expression. [DR]
4. Dwellings within the buildings may be flats and/or townhouses. [DR]

H. EXPOSURE TO LIGHT AND AIR

1. At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.120 COURTYARD HOUSING



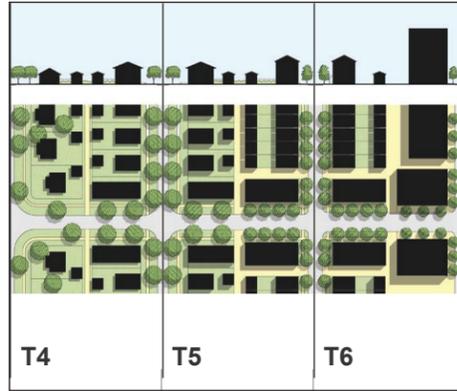
Courtyard Housing Example Diagram

A. DESCRIPTION

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in any zone. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing for residential and non-residential purposes is allowed in all zones (see Article II). The following text provides performance standards for Courtyard Housing.

B. ACCESS

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least one-foot wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot min. planters on each side. [W]



Allowed in Transects: T4.1 thru T6.1

C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or uncovered. [W]
2. Dwellings may have direct or indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South. [W]

5. In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [W]
6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
 - a. Zaguans shall be a minimum of 10' wide. [W]
 - b. Paseos shall be a minimum of 15' wide. [W]

E. LANDSCAPE

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]
2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
3. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. Entrance doors should be oriented toward courtyards and the street to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10 feet wide. [W]

G. BUILDING SIZE AND MASSING

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings should be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Four story masses should be minimized inside courtyards and apparent on street frontages. [DR]
5. The intent of these performance standards is to provide for Courtyard Housing buildings with varying heights. Suggested height ratios are as follows:
 - a. 2.0 stories: 80% 2 stories, 20% 1 stories [W]
 - b. 2.5 stories: 60% 2 stories, 40% 3 stories [W]
 - c. 3.0 stories: 35% 2 stories, 50% 3 stories, 15% 4 stories [W]
 - d. 3.5 stories: 15% 2 stories, 60% 3 stories, 25% 4 stories [W]

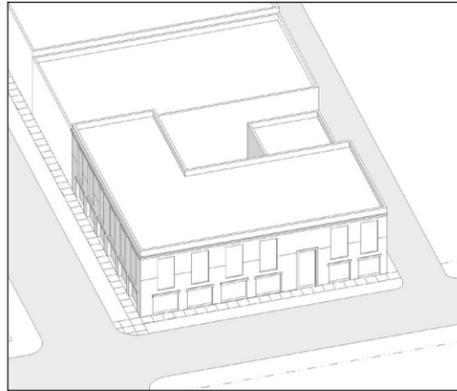
These height ratios are maximums that correspond to the applicable zone (e.g., Courtyard Housing 2.0 and 2.5 are possible in the T4.2 Urban General 2 zone; and so on).
6. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
7. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

H. EXPOSURE TO LIGHT AND AIR

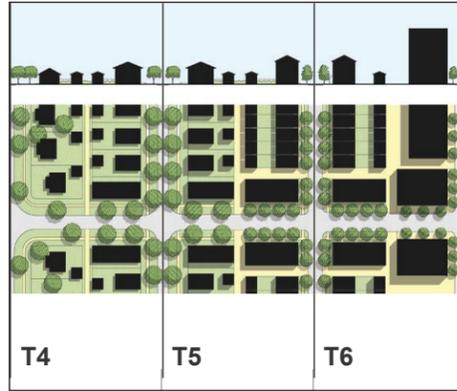
1. At least two sides of each dwelling shall be exposed to outside light and air. [W]

ARTICLE III. BUILDING TYPES

3.10.130 COMMERCIAL BLOCK



Commercial Block Example Diagram



Allowed in Transects: T4 through T6



Illustrative Photo



Illustrative Photo

A. DESCRIPTION

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.4 Thompson Corridor, T5.1 Neighborhood Center and T6.1 Urban Core zones.

B. ACCESS

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed by a driveway of 14' min. width. [E]
7. On a corner lot without access to an alley, parking shall be accessed by a driveway of 14' min. width. [E]
8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
 - a. The open corridor length does not exceed 40 feet. [W]
 - b. The open corridor is designed in the form of a Monterey balcony, loggia, terrace, or a wall with window openings. [DR]

C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or uncovered. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for outdoor patios connected to ground floor commercial uses. [E]
3. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West, and 30 feet when the courtyard is oriented North/South. [W]
4. The minimum courtyard area shall be twenty percent (20%) of the lot area. [W]
5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]

6. In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [W]
7. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. BUILDING SIZE & MASSING

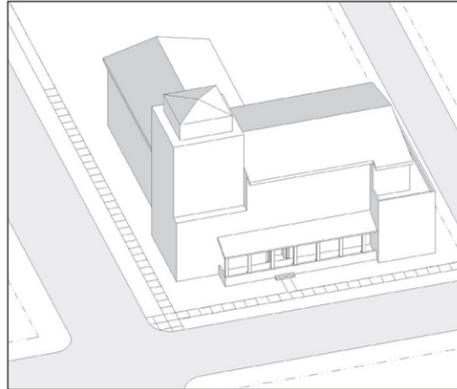
1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights. Suggested height ratios are as follows:
 - a. 1.0 story: 100% 1 story [W]
 - b. 2.0 stories: 85% 2 stories, 15% 3 stories [W]
 - c. 3.0 stories: 85% 3 stories, 15% 4 stories [W]
 - d. 4.0 stories: 75% 4 stories, 25% 5 stories [W]

These height ratios are maximums that may exceed that allowed by the applicable zone (e.g., Commercial Block 4.0 may exceed the 4.0 75% 4-story, 25% 5-story limitation of the T6.1 Urban Core zone).

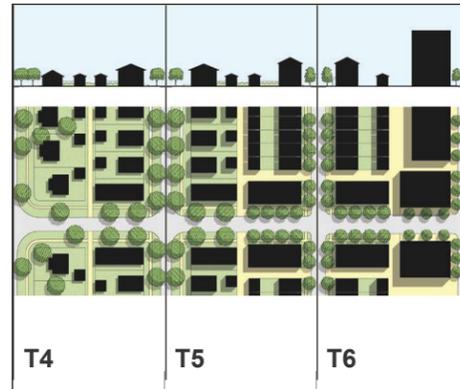
5. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories should be minimized by incorporation into the mass of the building. [DR]

ARTICLE III. BUILDING TYPES

3.10.140 STACKED DWELLING



Stacked Dwelling Example Diagram



Allowed in Transects: T4 through T6 only as part of a Mixed Type Development



Illustrative Photo



Illustrative Photo

A. DESCRIPTION

An exclusively residential building comprised of flats and/or other dwelling units above or below, and not meeting the requirements of any other building type herein. This building type must be located within a Mixed Type Development project. The residential units within the Stacked Dwelling shall comprise no more than 30% of the project's total dwelling unit count. (See Mixed Type Development Standards in Article II). The following text provides performance standards for Stacked Dwelling.

B. ACCESS

1. The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. [E]
2. The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall be accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]

8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
 - a. The open corridor length does not exceed 40 feet. [W]
 - b. The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or uncovered. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]
3. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West, and 30 feet when the courtyard is oriented North/South. [W]
4. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
5. In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [W]
6. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE

1. Front yard trees, if used, should be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. BUILDING SIZE & MASSING

1. Buildings may contain any of three dwelling type configurations: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings should be composed of one dominant volume, flanked by secondary ones. [DR]
4. The intent of these regulations is to provide for buildings with varying heights through adherence to the applicable zones height ratios.

ARTICLE IV. FRONTAGE TYPES

All drawings ©2006 Moule & Polyzoides Architects and Urbanists

4.10.010 PURPOSE

Article IV identifies the frontage types allowed within the Downtown Specific Plan area and for each type provides a description, a statement as to the type's intent, and design standards to ensure that proposed development is consistent with the Plan's goals for building form, character, and architectural quality. The types are organized by intensity from most (A. Arcade) to least (H. Dooryard) intense.

The provisions of Article IV work in combination with the underlying zone as identified in the Regulating Plan. A Frontage Type is allowed by zone as provided for in the Urban Standards of Article II.

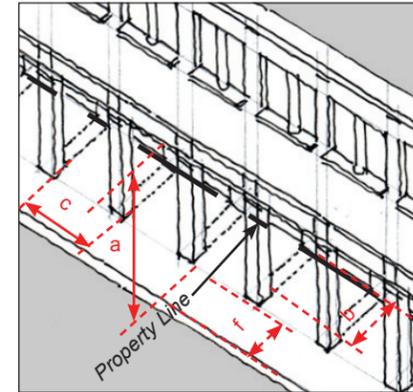
A. ARCADE

Arcades are facades with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it.

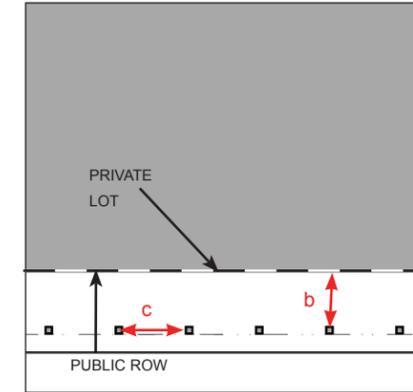
1. Configuration. A great variety of arcade designs are possible, but the following guidelines apply:
 - a. The height (10 feet) and the proportions of the arcade may correspond to the facade consistent with the architectural style of the building.
 - b. 10 feet wide clear in all directions. Soffits, columns/arches may be treated consistent with the architecture of the building
 - c. Along primary frontages, the arcade may correspond to shopfront openings and:
 - spacing between openings along the right-of-way may be between 8 and 12 feet.
 - primary frontage shopfront openings may be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
2. Elements
 - d. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead).
 - e. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.
 - f. Max 3' sidewalk between curb and face of arcade (except at curb extensions for intersections).



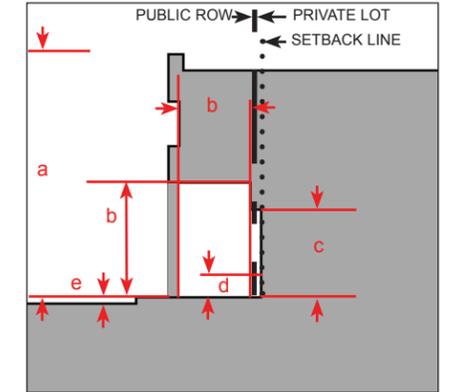
Illustrative Photo: Arcade



Axonometric Diagram: Arcade



Plan Diagram: Arcade



Section Diagram: Arcade

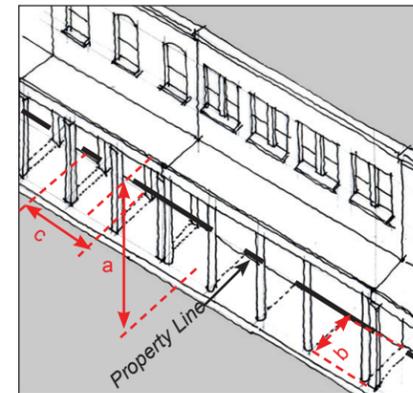
B. GALLERY

Galleries are shopfronts with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.

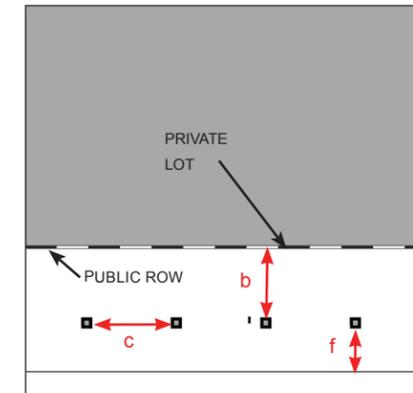
1. Configuration. A great variety of gallery designs are possible, but the following guidelines apply:
 - a. The height and the proportions of the gallery may correspond to the facade consistent with the architectural style of the building.
 - b. 10 feet wide clear in all directions. Soffits, columns/arches may be treated consistent with the architecture of the building.
 - c. Along primary frontage, the arcade may correspond to shopfront openings and:
 - spacing between openings along the right-of-way may be between 8 and 12 feet.
 - primary frontage shopfront openings may be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
 - shopfronts may be between 10 - 16 feet tall.
2. Elements
 - d. A bulkhead is to transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead.)
 - e. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.
 - f. Max 3' sidewalk between curb and face of arcade (except at curb extensions for intersections.)



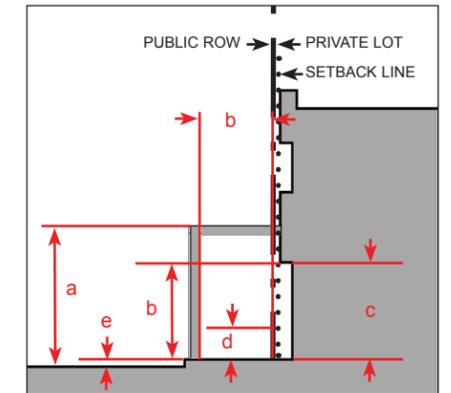
Illustrative Photo: Gallery



Axonometric Diagram: Gallery



Plan Diagram: Gallery



Section Diagram: Gallery

ARTICLE IV. FRONTAGE TYPES

All drawings ©2006 Moule & Polyzoides Architects and Urbanists

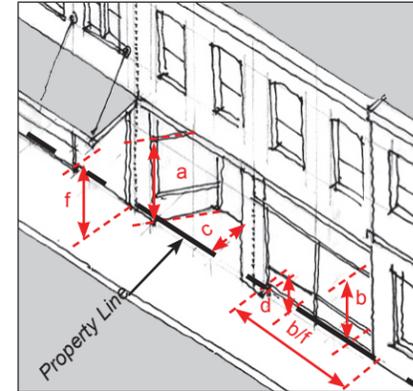
C. SHOPFRONT

Shopfronts are facades placed at or close to the right-of-way line, with the entrance at side walk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed Shopfronts are also acceptable.

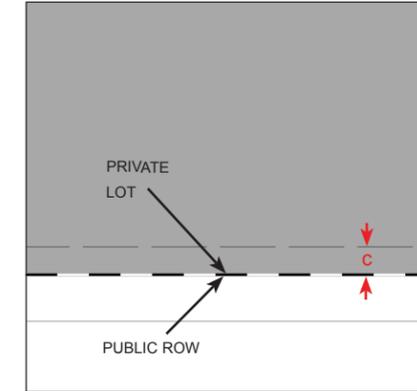
1. Configuration. A great variety of shopfront designs are possible, but the following guidelines apply:
 - a. 10 feet to 16 feet tall, as measured from the adjacent sidewalk.
 - b. The Shopfront opening(s) along the primary frontage may be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
 - c. The Shopfront may be recessed from the frontage line by up to 5 feet. The storefront assembly (the doors, display windows, bulkheads and associated framing) should not be deeply set back (maximum of 2 feet) in the Shopfront openings, so that passing pedestrians have a clear view of the shop interior. However, the storefront may be set back up to 12 feet, but not less than 8', for up to 25' of the building Frontage in order to create a covered Alcove in which outdoor dining or merchandising can occur within the volume of the building.
 - d. A bulkhead is a transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead)
 - e. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.
2. Elements
 - f. Awnings, signs, etc, may be located 8 feet min. above the adjacent sidewalk.
 - g. Awnings may only cover openings so as to not cover the entire facade.



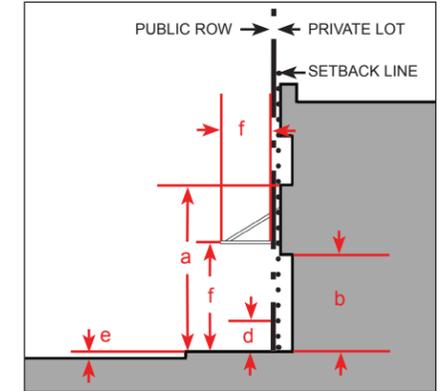
Illustrative Photo: Shopfront



Axonometric Diagram: Shopfront



Plan Diagram: Shopfront



Section Diagram: Shopfront

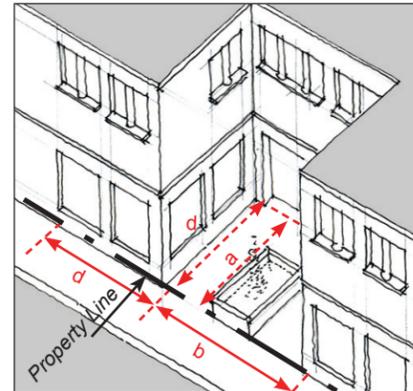
D. FORECOURT

On a Shopfront, Galley or Arcade frontage, a Forecourt may be created by recessing the Facade for a portion of the building Frontage. A Forecourt is not covered, and must be at least 10' by 10'. A Forecourt may be suitable for gardens, outdoor dining, or in some cases vehicular drop-offs. A fence or wall at the Frontage Line, with a pedestrian opening in all cases, may be provided to define the space of the court. This Frontage type should be used sparingly and in conjunction with Stoops or Shopfronts.

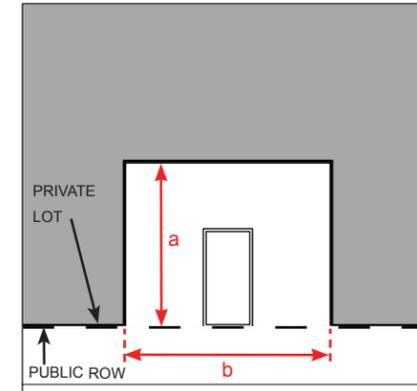
1. Configuration. A great variety of forecourt designs are possible, but the following guidelines apply:
 - a. 10 feet deep (clear) min, 30 feet deep (clear) max. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
 - b. 10' wide min; up to 50% of lot width
 - c. Shopfronts may be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk.
 - The corresponding shopfront(s) opening(s) along the primary frontage may be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
 - Shopfronts may be recessed from the frontage line by up to 5 feet.
 - d. Bulkhead: 10 inches min, 28 inches max (aluminum shopfront or spandrel panel may not be substituted for a bulkhead).
2. Elements
 - e. A 1-story fence or wall at the property line may be used to define the private space of the yard.
 - f. Minimum clearances: vertical: 8' from sidewalk; horizontal: width of sidewalk.



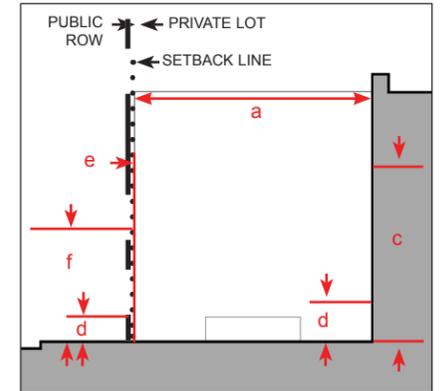
Illustrative Photo: Forecourt



Axonometric Diagram: Forecourt



Plan Diagram: Forecourt



Section Diagram: Forecourt

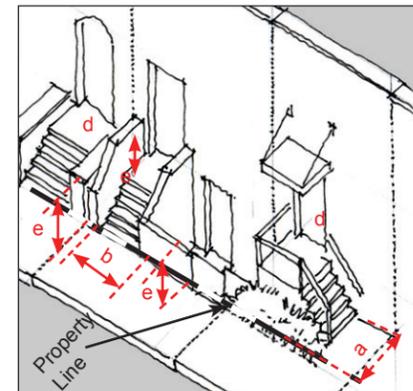
E. STOOP

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

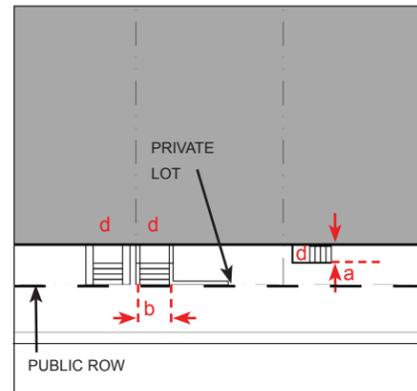
1. Configuration. A great variety of stoop designs are possible, but the following guidelines apply:
 - a. 2 feet min. deep (clear)
 - b. 3 feet min. wide (clear)
 - c. Stoops may be at grade or raised to transition into the building. In no case may the ground story be elevated more than 3 feet above the adjacent sidewalk.
 - d. Stoops must correspond directly to the building entry(s).
2. Elements
 - e. Fences or walls defining the stoop or front setback may not exceed 30" from the highest adjacent finished grade.



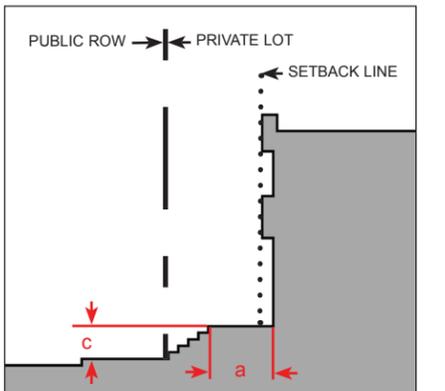
Illustrative Photo: Stoop



Axonometric Diagram: Stoop



Plan Diagram: Stoop



Section Diagram: Stoop

ARTICLE IV. FRONTAGE TYPES

Porch drawings © 2006 Moule & Polyzoides Architects and Urbanists

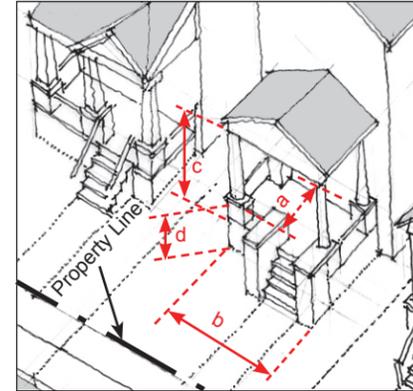
F. PORCH

Front yard porches are a common frontage primarily associated with single family houses, but used with other building types depending on the context in all cases, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

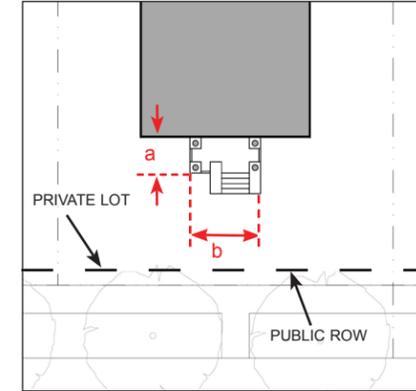
1. Configuration. A great variety of porch designs are possible, but the following guidelines apply:
 - a. 6 feet min. deep (clear);
 - b. 12 feet min. wide (clear) for centered entry; 10 feet for asymmetrical entry and;
 - c. 10 feet tall (clear).
 - d. Porches may be at grade or raised to transition into the building. In no case may porches be raised more than 3 feet from the adjacent grade.
2. Elements
 - e. Fences or walls defining and/or retaining the front yard may not exceed 4 feet in height from the adjacent sidewalk.



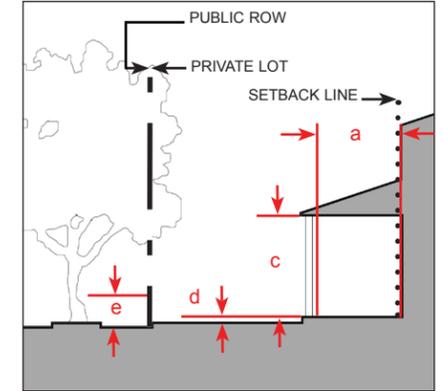
Illustrative Photo: Frontyard/Porch



Axonometric Diagram: Frontyard/Porch



Plan Diagram: Frontyard/Porch



Section Diagram: Frontyard/Porch

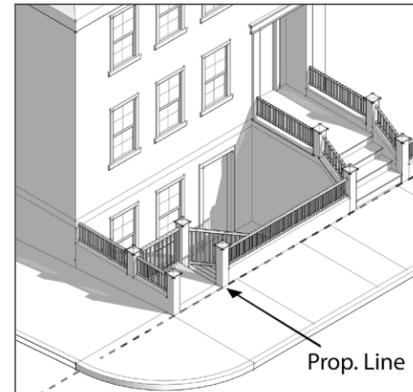
G. LIGHTCOURT

Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

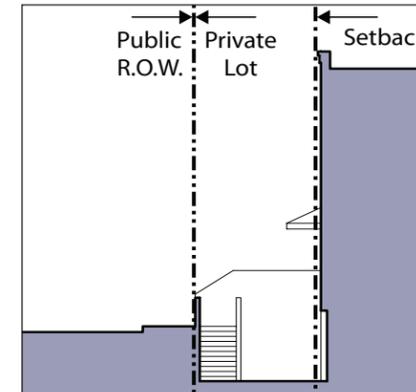
1. Configuration. The following guideline applies:
 - a. Sub-basements accessed by a lightcourt may not be more than 6 feet below the adjacent sidewalk.



Illustrative Photo: Lightcourt



Axonometric Diagram: Lightcourt



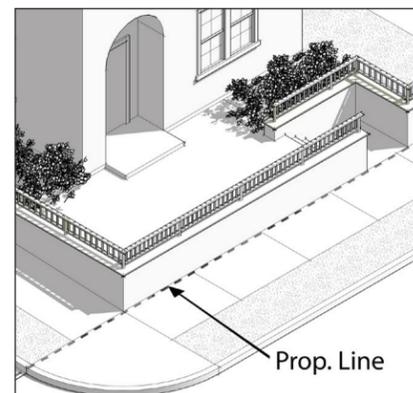
Section Diagram: Lightcourt

H. DOORYARD

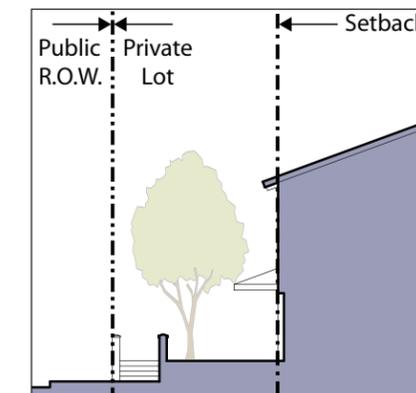
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The Dooryard type is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.



Illustrative Photo: Dooryard



Axonometric Diagram: Dooryard



Section Diagram: Dooryard

ARTICLE V. DESIGN GUIDELINES

STANDARD DESIGN GUIDELINES

CONTENTS

5.10.000 STANDARD DESIGN GUIDELINES

5.20.000 HISTORIC RESOURCE DESIGN GUIDELINES

5.10.010 PURPOSE

These Standard Design Guidelines intend to ensure new development establishes a level of architectural quality responsive to its context. Development is encouraged to fit within and contributes to the established or planned architectural character of Downtown. This is done without prescribing architectural style; a list of design and architectural resources is included for reference instead (Section 5.10.040). The Standard Design Guidelines are organized as follows:

- A. Context and Architectural Character
- B. Building Massing and Articulation
- C. Building Walls
- D. Wall Openings
- E. Roofs
- F. Miscellaneous Building Elements
- G. Site Improvements

Where a guideline provision is not consistent with an established architectural style reflected in a project design, it should not apply. The Standard Design Guidelines are advisory.

5.10.020 APPLICABILITY

Development proposals inclusive any of the following attributes require Design Review by the City's Design Review Committee:

- A. All new development located within the T5.1 and T6.1 zones.
- B. All buildings types located within the Downtown Specific Plan area excluding Front Yard House, Sideyard House and Carriage House.
- C. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units existing prior to adoption of this Downtown Specific Plan.
- D. All Mixed Type Developments.
- E. New construction on property contiguous to a Historic Resource.
- F. New Civic Buildings or additions and exterior alterations to Civic Buildings.

Standard Design Review requests are processed according to the procedural requirements of Zoning Regulation Chapter 24.515 (Design Review Procedure).

5.10.030 STANDARD GUIDELINES

A. CONTEXT AND ARCHITECTURAL CHARACTER

Proposed buildings should relate to the architectural characteristics of surrounding buildings, especially historic buildings, in order to be more compatible with their neighbors. The intent is not necessarily to replicate or emulate historic buildings, but to allow for a range of architectural expressions that complement the existing urban fabric. Therefore, proposed building designs should be based on and reflect thorough analysis of their surrounding patterns with regard to the following:

1. Building orientation;
2. Horizontal and vertical building articulation;
3. Architectural style;
4. Building scale and proportion;
5. Roof line and form;
6. Fenestration pattern and detailing;
7. Architectural detailing;
8. Exterior finish materials and colors; and
9. Lighting and landscape patterns.

Even where there is no consistent architectural character or pattern found in the surrounding area, building design and massing can be used to complement architectural characteristics of neighboring buildings. In some cases, where the existing context is not so well-defined, or may be undesirable, a proposed project can establish an architectural character and pattern from which future development can take its cues.

B. BUILDING MASSING AND ARTICULATION

1. Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet line that complement and balance one another. Horizontal articulations can be produced by material changes or applied facade elements.
2. Each building should have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines; window groupings; applied facade elements such piers or pilasters, bay windows and balconies; entrance stoops and porches; and subtle

changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. In the T5.1 and T6.1 zones, major vertical elements should be a maximum of 50 ft apart measured center-to-center, which reflects the historic parcel increment of much of Downtown. In all other zones, major vertical elements should be a maximum of 40 ft apart measured center-to-center.

3. In all zones other than T4, T5.1 and T6.1 buildings should generally be designed to the scale and form of single-family houses.
4. Building Base - This may be as simple as a small projection of the wall surface and/or a different material or color. It may be created by a heavier or thicker design treatment of the entire ground floor for a building of two or more floors, or by a setback of the upper floors.
5. Pattern of Features - Windows, wall panels, pilasters, building bays, and storefronts should be based on a module derived from the building's structural bay spacing. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces.
6. Building Entrances to Upper Floors - should be directly visible from the street and easy to identify.
 - a. For buildings in T5.1 Neighborhood Center and T6.1 Urban Core:
 - i. Main building entrances - should be easily identifiable and distinguishable from first floor storefronts. At least one of the following treatments is recommended:
 - a) Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface;
 - b) Located in the center of the facade, as part of a symmetrical overall composition;
 - c) accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;
 - d) marked or accented by a change in the roofline or change in the roof type.
 - ii. Along Main and California Streets - entries to shops or lobbies should be spaced a maximum of fifty (50) feet apart.
 - iii. Corner buildings - should provide prominent corner entrances for shops and other activity-generating uses.
 - b. For buildings in other zones:
 - i. A clear entry sequence should lead from the sidewalk to the front door. The following elements

are recommended:

- a) Low Hedges, Fences and/or Entry Gates - to define the edge between the public street and private property.
- b) Stairs, Stoops, and Open Porches - are recommended to create attractive semi-public spaces.
 - (1) Stairs - All stairs should be boxed and framed by attractive stepped bulkheads walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs should not be used.
 - (2) Open porches - should have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof.
- c) Ornamental Lighting - for porches and walks to add attractiveness, safety, and security.
- d) Freestanding Landscape Elements - such as trellises, arbors, and special landscape materials that add character to yard spaces and / or accent the entry sequence.
- e) Pedestrian Access to Subsurface Parking Garages - should be provided along the building frontages to increase streetside pedestrian activity. Accessways could link directly to the main entrance stoop/porch, or be provided in a separate location. In either case, they should be designed as a prominent, visible element in the overall facade composition.

C. BUILDING WALLS

1. Configuration

- a. Two or more wall materials may be combined on one façade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry); dependent, however, upon the chosen style.
- b. All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that are sized proportionally to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

ARTICLE V. DESIGN GUIDELINES

STANDARD DESIGN GUIDELINES

2. Wall Surface Materials - If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.

The palette of wall materials should be kept to a minimum, preferably two (e.g. stucco and tile, brick and stone) or less. Using the same wall materials as adjacent or nearby buildings helps strengthen the district character.

- a. Brick - Brick veneers should be mortared to give the appearance of structural brick. If used, brick tile applications should use wraparound corner and bullnose pieces to minimize a veneer appearance.
- b. Stone and Stone Veneers - are appropriate as a basic building material or as special material for wall panels or sills in combination with other materials, such as brick or concrete.
- c. Poured-in-Place Concrete - options in terms of formwork, pigments, and aggregates should be explored to create rich surfaces. When used, include accents such as ceramic tile or stone for decorative effect.
- d. Ceramic Tile - is recommended as an accent material.
- e. Stucco - and/or painted stucco may be used in order to reduce maintenance and increase wear. All stucco surfaces should be smooth to prevent the collection of dirt and surface pollutants, and the deterioration of painted surfaces.
- f. Wood Siding - Painted horizontal lap wood siding with detailed trim is the only recommended "Main Street" use of wood. For residential application other wood siding configurations are acceptable.
- g. Curtain Wall Systems - Should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.
- h. Note on Parapet and Cornice Cap Flashings - Sheet metal parapet cap flashings should be painted to match wall or trim color.
- i. Not Appropriate:
 - a) Simulated finishes - such as artificial stone.
 - b) Wood shingles and shakes - Vertical board and batten, shingles, or shakes are not recommended in the T-4, T-5 and T-6 zones; they have a rural/residential character.
 - c) Plywood siding.

3. Side and Rear Building Facades - should have a level of trim and finish compatible with the front facade, particularly if they are visible from streets, adjacent parking areas or residential buildings.

4. Blank Wall Areas - without windows or doors are only permitted on internal-block side-property line walls. Such blank walls should reflect the Ground Level Building Increment, Building Massing & Organization, and Facade Compositions guidelines, A through D above. Surface reliefs, decorative vines, and/or architectural murals and other surface enhancements should also be considered. Any blank exterior wall should also be treated with a graffiti-resistant coating.

5. Color - In general, drab earth tones should not be used. Building walls should contrast trim colors; for example, neutral or light walls with dark colors and saturated hues for accent and ornamental colors; white or light window and door trim on a medium or dark building wall. Colors of adjacent buildings should be taken into consideration.

- a. Secondary Color - can be used to give additional emphasis to architectural features such as building bases (like a wainscot), plasters, cornices, capitals, and bands.
- b. Bright Colors - should be used sparingly. Typical applications are fabric awnings and banners. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.

D. WALL OPENINGS

1. Windows - are an important element of building composition and an indicator of overall building quality:

- a. All windows within a building, large or small, should be related in operating type, proportions, and trim. Other unifying elements should be used, such as common sill or header lines.
- b. For storefront buildings: Window-to-Wall Proportion - In general, upper stories should have a window to wall area proportion (typically 30 — 50%) that is smaller than that of ground floor storefronts.
- c. Window Inset - Glass should be inset a minimum of three (3) inches from the exterior wall surface to add relief to the wall surface; this is especially important for stucco buildings.
- d. Shaped Frames and Sills - should be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.

e. Mullions - "true divided light" windows or sectional windows are recommended where a divided window design is desired; "snap-in" grilles or mullions should not be used.

f. Glazing - Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, gray, and blue are recommended.

g. Replacement/Renovation - Wood windows should be replaced with wood windows of the same operating type (e.g. double-hung, casement, etc.; vinyl-covered wood windows are available for lower maintenance). If aluminum replacement windows or doors are used, they should be:

h. Same operating type - and orientation as the original windows (e.g. do not replace a double hung window with a horizontal sliding window).

- i. Factory painted - or fluorocoated to match the original; color anodized is also acceptable.
- ii. Similar in size - and thickness to the original frame and mullions.

2. Storefronts - are like small buildings with their own base, "roofline," and pattern of window and door openings; with the exception of styles, for example, as Art Moderne and Art Deco.

a. Base - a panel of tile or other special material is recommended below display windows. Materials recommended for walls (next section) are generally suitable. Base materials should be the same or "heavier" materials visually than walls.

- i. Brick and wood - should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
- ii. Ceramic tile - is frequently used as a storefront base. Dark tile with light stucco is an effective combination. Different colors and sizes of tile may be used for decorative effect.

b. Display Windows - Large pane windows encompassing a minimum of 60% of the storefront surface area are recommended. Where privacy is desired for restaurants, professional services, etc., windows should be divided into smaller panes.

c. Clerestory Windows - are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window~ and other relatively non-obtrusive types of signs.

d. Recessed Entries - are recommended as another traditional element of the main street storefront. Recommended treatments include:

- i. Special paving materials -such as ceramic tile;
- ii. Ornamental ceilings – such as coffering;
- iii. Decorative light fixtures.

e. Doors - should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. "Narrowline" aluminum frame doors are not recommended.

f. Cornices - should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.

g. New or Renovated Storefronts within Historic Buildings —should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but the materials are contemporary.

E. ROOFS

1. Forms - Roof forms should complement the building mass and match the principal building in terms of style, detailing and materials. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are recommended to add variety and visual interest when viewed from downtown streets below and hillside areas above. Roofs of historic buildings in Ventura and neighboring cities should be used as an inspiration for new designs. Flat roofs are acceptable in the T-5 and T-6 zones if a strong, attractively detailed cornice and/or parapet wall is provided. Single-pitched - or "shed" roofs should not be used for the principal building.

2. Parapet walls - are recommended; they should have a distinct shape or profile, e.g. a gable, arc, or raised center.

3. "Commercial Mansards" - i.e. wraparound roofing panels that do not enclose a habitable floor, should not be used.

4. Mansards - should only be used when emulating a traditional building style that typically employs mansard roofs, e.g. Beaux Arts, Victorian, etc. The following guidelines should apply:

ARTICLE V. DESIGN GUIDELINES

STANDARD DESIGN GUIDELINES

- a. Buildings are three (3) stories or greater height,
 - b. They enclose no more and no less than one (1) floor of habitable space;
 - c. Dormer windows and other architectural features should occupy a minimum of twenty-five percent (25%) of the roof length.
5. Accent elements - such as flags, cut-out openings, grilles and latticework, ornamental medallions or building numbers are recommended.
6. Mechanical equipment - on rooftops should be screened, preferably behind a parapet roof. Latticework, louvered panels, and other treatments that are compatible with the building's architecture may also be appropriate.
7. Materials – Encouraged roof surface materials are identified as follows:
- a. Clay, Ceramic or Concrete Tile - Colorful glazed ceramic tiles are recommended for decorative roof shapes, such as parapets, domes, and turrets.
 - b. Metal Seam Roofing - should be anodized, fluoroc coated or painted. Copper and lead roofs should be natural or oxidized.

F. MISCELLANEOUS BUILDING ELEMENTS

1. Trellises, Canopies, Awnings and Other Building-Mounted Accessories.
 - a. Awnings - are recommended. They should be a colorful fabric mounted over a metal structure that is framed and attractive in design. Fabric awnings are generally preferable to permanent canopies. Backlit awnings are strongly discouraged.
 - b. Trellises and Canopies - Materials, colors, and form should be derived from the building architecture.
 - c. Height and Projection - trellises, canopies and awnings should be a minimum of seven (7) feet above the sidewalk, and project no more than seven (7) feet out from the building wall.
 - d. Placement - of trellises, canopies and awnings should be above the display windows and below the storefront cornice or sign panel. They should not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning does.
 - e. Accessories - Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest. Hanging flower or plant baskets

suspended from ornamental brackets of metal or wood are recommended for storefronts.

2. Accessory Buildings

- a. General - Outbuildings of all types should have architectural treatments derived from the main building: surface materials, trim, fenestration, roof materials, and colors.
- b. Freestanding Garages - should be unobtrusive, preferably located at the rear of properties to minimize visual impact.
- c. Single-Car Garage Doors - are strongly recommended, with windows, surface panels, trim, and other forms of architectural detailing to reduce their impact and scale.
- d. Built-in Garages - should blend with the form of the residence.

G. SITE IMPROVEMENTS

1. Public and Semi-Public Open Space – where provided as part of new development; e.g. pedestrian spaces, arcades, malls, courtyards, etc.
 - a. Spatial Definition – Spaces should be defined by buildings or landscape elements on a minimum of two sides.
 - b. Linkage - Spaces should be publicly accessible during daylight hours and linked to adjacent streets and sidewalks.
 - c. Sequence - Gateways, trellises, special lighting, planting, etc., should be used to create a sequence for pedestrians; for example, an ornamental gate at the sidewalk, a passage lined with columns, and arrival at a courtyard.
2. Walls, Fences and Piers - should be used to define public and private boundaries and spaces.
 - a. Design - Walls, fences, and piers should be designed to be compatible with the character of the principal building(s).
 - i. Walls and fences should be open and/or low along street frontages - to maintain both a public character and sight distance for driveways where they occur.
 - ii. Fence and wall panels - should be divided into regular modules that reflect the module of the principal building.
 - iii. Thick and thin elements - should be used, with thicker pieces for supports and panel divisions.

Fence posts and support columns should be emphasized and/or built-up.

iv. Walls - should have a base and coping.

- c. Materials - should be compatible with the principal building. Post or pier materials may differ from fence materials, such as metal fences with masonry piers.
 - d. Fences - Wrought iron, cast iron, and welded steel ornamental fences; wood picket fences of substantial design. Metal fences also may be mounted on a low masonry wall, and/or spanning masonry piers. Wooden fences in non-residential areas should be painted, preferably a light color.
 - e. Walls - recommended are brick, stone, concrete, precast concrete, and stucco-faced concrete or concrete block.
 - f. Piers - For spatial separation, a line of piers is acceptable. A continuous chain suspended between piers can be an effective and attractive device for creating a separation.
 - i. Spacing: no more than eight (8) feet on center.
 - ii. Thickness: at least eighteen (18) inches per side or diameter.
 - iii. Height: at least three (3) feet, no more than six (6) feet.
 - iv. Materials: should be the same as or complementary to the principal building.
 - g. Not Recommended:
 - i. Chain link fences - If used, chain link should be coated with nylon, preferably of a dark color. Chain link fences can be made more attractive by using masonry or heavy wood posts.
 - ii. Unfinished or unsurfaced concrete block walls - should not be used; block walls should be coated with stucco or a similar surface.
 - iii. Rustic wood fences - should not be used.
 - iv. Barbed wire/plaza wire - should not be used.
3. Paving Materials - recommended for pedestrian surfaces are listed below. In general, a maximum of two materials should be combined in a particular application:
- a. Stone - such as slate or granite.
 - b. Brick Pavers.
 - c. Concrete Unit Pavers.
 - d. Poured-in-Place Concrete - with any of the following

treatments: integral pigment color, special aggregate, special scoring pattern, ornamental insets such as tile, pattern-stamped. All concrete walks should be tinted to reduce glare.

e. Not Recommended - asphalt, with the exception of bike paths.

4. Furnishings, Art Work, and Special Features - are recommended for public and/or common outdoor spaces.

- a. Permanent Outdoor Seating — is recommended in all publicly-accessible ways and spaces. Seating should be either:
 - i. Incorporated — as part of the design of the building base, or;
 - ii. Custom designed — in a style related to the architecture of the building (permanent benches of stone, brick or precast concrete), or;
 - iii. Catalog items — of substantial materials appropriate for the center of the City; e.g. steel or cast iron, precast concrete, or substantial wood.
- b. Portable Seating — movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) shall be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectilinear.
- c. Street Clocks, Directory Kiosks, and Permanent Freestanding Showcase Displays - are encouraged for commercial buildings, subject to City review for adequate clearances, safety, and design. Designs should reflect the architecture of the sponsoring building or storefront.
- d. Fountains - are recommended in open courtyard and passage spaces. The design and materials should be related to the principal building.
- e. Public Art - such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.
 - i. Location - of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards.
 - ii. Symbolic content - of public art should relate to and represent the rich history of Downtown Ventura where appropriate; abstract as well as literal representative elements are appropriate.

ARTICLE V. DESIGN GUIDELINES

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- iii. Murals - should reflect the color and architectural composition of the buildings on which they are painted, and, to the extent appropriate, that of neighboring buildings. Murals are strongly recommended for exposed firewalls and other windowless wall areas that extend two or more floors above neighboring buildings.
 - f. Surface Parking Lots Should Include Space-Defining Elements — such as arcades, trellises, columns, light standards, walls and railings, stairs and ramps, trees, climbing vines, arbors, and hedges to provide visual interest; use of these elements should be consistent with the principal building and other site features.
5. Plant Materials and Landscaping - should contribute to a comfortable, yet urban, downtown environment. The Streetscape Plan contained in this document and the City of Ventura “City Tree Master Plan” should be referred to in addition to the guidelines listed below. Drought-tolerant plant materials should be used as appropriate.
- a. Plant Materials Along Street Frontages - should contribute to a harmonious, civic character.
 - ii. Street trees - shall be planted along all streets at a spacing of approximately twenty-five (25) feet on center to create a buffer between pedestrians and automobiles. Consistency in tree species, tree size, and spacing should be used to establish a strong street identity
 - ii. Trees with open branching structures - should be used. Deciduous trees are recommended to create shade in summer and allow sun in winter.
 - iii. Curbside planting strips – shall be drought-tolerant grasses or low-growing groundcover; materials that might cause pedestrians to trip shall not be used.
 - iv. Streetside planting areas -should have a simple palette of plant species. Drought-tolerant and/or native plants should be used. Common non-native species such as Juniper, Oleander, and Eucalyptus should not be used.
 - v. Plant materials that exhibit annual or seasonal color - are recommended to highlight special locations; e.g. flanking main building entries and driveways.
 - b. “Orchard Parking” - shall be employed in all surface parking lots. It provides more trees than typical parking lot landscape approaches without the need for islands between parking bays. The “orchard” tree placement provides better shade on the passenger compartment and more even shade and vegetation throughout the parking area. Trees should be planted toward the rear of parking stalls to create a grid of trees rather than isolated rows of trees. Shade trees should be planted between every three (3) parking spaces; at a minimum, trees should be planted between every five (5) spaces.

Tree species employed shall not drop significant amounts of debris, sap or other materials. Trees shall be round-headed, easy to limb up, and able to thrive in urban conditions.
 - c. Plant Materials in Other Locations - should be selected and placed to reflect both ornamental and functional characteristics.
 - i. Deciduous trees - should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.
 - ii. Evergreen shrubs and trees - should be used as a screening device, for example, along rear property lines, around mechanical appurtenances~ and to obscure grillwork and fencing associated with subsurface parking garages.
 - iii. Flowering shrubs and trees - should be used where they can be most appreciated: adjacent to walks and recreational areas, or framing building entries, stairs, and walks.
 - iv. Plants with annual or seasonal color - are recommended to highlight special locations, such as courtyards, building entrances, or access drives.
 - v. Decorative vines - should be considered for use along fences, property boundaries, perimeter walls, and on blank building elevations.
 - vi. Palm trees - should be used sparingly. The Specific Plan identifies palms as the trees to be used to establish Figueroa, California, and Ash Streets as symbolic connections to the Oceanfront. Palms planted in other locations should be singular or in tight groupings so as not to compete with the visual importance of these streets.
 - vii. Drought-tolerant - and/or native plants should generally be used. Common non-native species such as Juniper, Oleander, and Eucalyptus should not be used.
 - d. Mounding Earth — Freestanding earth berms and/or earth berms against buildings are a suburban landscape approach that are not appropriate in the Downtown Planning Areas.

5.10.040 DESIGN RESOURCES

1. Calloway, Stephen (ed). 2005. *The Elements of Style: An Encyclopedia of Domestic Architectural Detail*. Buffalo: Firefly Books, Inc.
2. Carley, Rachel. 1994. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co.
3. City of Oakland Planning Department. June 1978. *Rehab Right*.
4. John J.-G. Blumenson, *Identifying American Architecture*. New York: Norton. 1981.
5. McAlester, V. and Lee McAlester. 1984. *A Field Guide to American Houses*. Alfred A. Knopf, Inc.
6. Rifkind, Carole. 1980. *A Field Guide to American Architecture*. Penguin Books USA Inc.: New York.

HISTORIC RESOURCE DESIGN GUIDELINES

5.20.010 PURPOSE

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The purpose of these guidelines is to facilitate the review of development proposals involving changes to a Historic Resource. The city staff shall use both the guidelines of Section 5.20.040 and the Secretary of the Interior's Standards for Rehabilitation when evaluating such proposed changes.

5.20.020 APPLICABILITY

Development proposals inclusive any of the following attributes require Design Review by the City's Historic Preservation Committee, but may also require Design Review by the Design Review Committee and may be subject to final decision by either Committee, see Table III-4. *Summary of Approval Requirements* (pg. III-113) for details:

- A. Designation of a Historic Landmark, point of interest (POI) or District
- B. Demolition of a Historic Resource
- C. Exterior additions or alterations to a Historic Resource
- D. New construction on property containing a Historic Resource
- E. New construction on property contiguous to a Historic Resource

- F. New residential construction of four units or fewer in Historic District Overlay Zones

Historic Resource Design Review requests are processed according to the procedural requirements of Zoning Regulation Chapter 24.515 (Design Review Procedure).

5.20.030 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are found in Appendix B of this plan. City staff and the Historic Preservation Committee shall use these standards (and the guidelines in Section 5.20.040) to evaluate proposed projects affecting historic resources.

5.20.040 HISTORIC RESOURCE DESIGN GUIDELINES

A. DESIGN APPROACH

Design of infill building facade should be influenced by the other facades on the street but should not attempt to copy. Infill buildings should be sympathetic and compatible with surrounding buildings in terms of mass, scale, height, facade rhythm, placement of doors and windows, storefront design, color and use of materials.

B. DESIGN PRINCIPLES

1. Facade Proportion: Characteristic proportion of existing facades should be respected in relation to new infill development.
2. Proportion of Openings: Maintain the predominant difference between upper story openings and street level storefront openings of adjoining existing development.
3. Horizontal Rhythms: Integrate horizontal elements in the new development (e.g. cornice line, window height/width, and spacing) found in the adjoining historic structures.
4. Wall Articulation: New development should avoid monolithic street wall facades. Development should learn from adjacent historical structures with facades that are “broken” by vertical and horizontal articulation.
5. Roof Articulation: Flat or sloped consistent with surrounding buildings. Flat roofs should use decorative parapets and heavy cornice lines compatible with adjacent historic architecture. Cornice lines of new buildings (horizontal rhythm element) should be aligned with historic adjacent buildings.

ARTICLE V. DESIGN GUIDELINES

5.20.040, continued

6. Building Material Palette: Materials to be used on infill buildings are to be compatible with the materials used on significant adjacent buildings.
7. Mechanical Equipment Screening: Mechanical equipment located on a roof shall be appropriately screened so as not to detract from the historic character of the streetscape and views from the hillsides. Screening shall be architecturally integrated with the structure in terms of color, shape and size and compatible materials that also minimize glare.
8. Setbacks and "Build To" Lines: Maintain the pattern and alignment of buildings established by the traditional setbacks from the street. Build consistently with the street wall, particularly at corner sites. Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape.
9. Entrance Orientation: Maintain the traditional design vocabulary used for defining building entrances.
10. Storefront Design: Storefront is an important visual element and should be compatible in scale, rhythm, recesses, etc to adjoining existing historical storefront design.
11. Door and Window Design: Door and window proportion and detailing should be compatible with adjacent historical architecture, including percent of glass/solid, windowpanes/mullions proportion and window materials.
12. Signage: Signs should be subordinate to the architecture and overall character throughout the downtown area. New signage should be compatible in size, color, proportion, shape placement, and selection of lettering material with adjacent historical signage.
13. Landscaping: Consistency and continuity within the street right-of-way and building setback areas.

ARTICLE VI. SIGN STANDARDS

6.10.010 PURPOSE

The purpose of the standards and guidelines in this section is not uniformity, but elimination of those elements that result in a cluttered and unattractive physical environment. The standards provide basic parameters for creative signs that may be as varied and different as the businesses they represent.

6.10.020 APPLICABILITY

The sign standards in this Article determine the allowed type and size, material, design, and maintenance requirements for signage on commercial and residential development allowed under Article II. Urban Standards.

Furthermore, the provisions of Chapter 24.420 of the Municipal Code continue to apply except, and notwithstanding any provision of Section 24.420.020 to the contrary, Sections 24.420.060, 24.420.070, 24.420.080, 24.420.110 through 24.420.160 inclusive, and 24.420.180 through 24.420.230 inclusive.

6.10.030 PERMIT REQUIREMENTS

The Director shall have the authority to review and approve all signs complying with the standards of this Article. The Director may also forward any sign requests to the Design Review Committee for decision. Any sign requests not complying with this Article's standards shall require Warrant approval.

6.10.040 SIGN STANDARDS FOR COMMERCIAL

USES

A. LOCATION

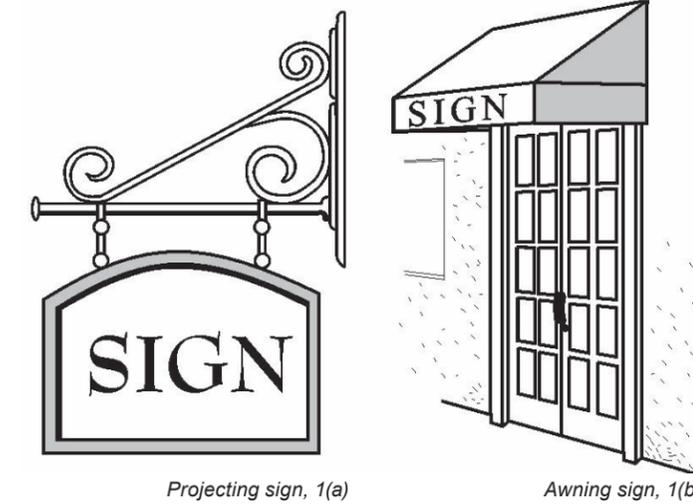
The subsequent sign types and standards shall apply in the following zones:

- T4.3 Urban General 3
- T4.4 Thompson Corridor
- T5.1 Neighborhood Center
- T6.1 Urban Core

1. Building-Mounted Signs

a. Projecting Signs are allowed provided:

- i. Signs are no less than 8' above the finished grade, and extend no more than 4 feet out from the wall. See Uniform Sign Code for detailed clearance standards.
- ii. Signs are not mounted above the first floor.



Projecting sign, 1(a)

Awning sign, 1(b)

- b. Awning and Canopy Signs. Letters and graphics are limited to two surfaces and shall not exceed 33% of the total awning/canopy area.
2. Free-Standing Signs. Pole-mounted and/or other forms of freestanding signs shall not be permitted in T6.1 Urban Core. Exceptions, subject to review, are:
 - a. Directory signs or kiosks. These may be considered for sidewalk locations. Those for private arcades or buildings should be on private property, located in publicly accessible courts, access-ways, or passageways. Only one directory sign or kiosk is allowed per arcade.
 - b. Portable signs (one per building only) - such as menu boards for restaurants, etc., provided:
 - i. They are placed immediately in front of the business, within the width of store frontage and not, for example, at the street corner in front of other businesses. For businesses located in an arcade or plaza, a portable sign may be placed at the street entrance to the arcade or plaza.
 - ii. They are stored indoors after hours of operation.

B. SIGN SIZE

1. Building-Mounted Signs. Maximum area for each permitted sign type or any combination thereof shall be 1 square foot per 1 linear foot of tenant street frontage, up to a total of 100 square feet on ground floor only. In instances where an existing building has the principal entrance on a side facade (e.g. facing a parking area), the side facade may be counted as street frontage in calculating maximum sign area.

C. EXCEPTIONS

1. Permanent Signs shall be limited to:

- a. Existing built-in signs that are integral to the building design
- b. Painted window signs to a maximum of twenty percent (20%) of the window area
- c. Signs identifying hours of operation to a maximum of two (2) square feet.

D. SIGN MAINTENANCE

A high level of maintenance is essential.

1. Paint. Signs shall be retained in good condition, with touch-up or repainting as needed. Peeling paint should be replaced promptly.
2. Repair. Damaged signs and poles shall be repaired promptly.
3. Illumination. Bulbs and fixtures shall be replaced promptly if they burn out or are broken.
4. Awnings. Awnings that are damaged and/or faded shall be repaired or replaced promptly

6.10.050 DESIGN GUIDELINES FOR COMMERCIAL SIGNAGE

A. ARCHITECTURAL COMPATIBILITY

A building's architectural style and overall proportions should guide the design of signs. Signs should be located on the facade in areas designed for this function; e.g. a recessed or framed area between the first and second floor; a parapet panel between shop front and roofline.

B. SIGN DESIGN

1. Building-Mounted Signs. Should align with major architectural elements, such as doors and windows. Ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines should be used as a frame.
 - a. Relationship to cornice or roofline. Signs should not extend above the cornice line or into or above roof areas, unless they function as an integral part of the façade or roof design or are a faithful accent to existing architectural details or forms.
 - i. A signboard may extend above the cornice line of an otherwise flat-topped building if it is designed as a parapet in keeping with the style of the rest of the building.

ARTICLE VI. SIGN STANDARDS

ii. A signboard may extend above an existing parapet, if it is located to function as an accent to the basic parapet design.

iii. Projecting signs should not extend above the eave line of a sloped roof.

2. Projecting Signs

a. Projecting signs with vertically oriented messages should be slender in appearance, with a proportion of at least 2:1, height to width. Projecting signs with horizontally oriented messages may be rectangular or square in proportion; if located below an awning or canopy as a hanging “blade” sign, they should also be slender, proportioned 2:1 width to height.

b. If used for structural support the sign shall be an attractive addition to the overall design of the sign and/or building. Ornamental metal is recommended. Wooden supports are also appropriate if designed to complement the sign; however, undetailed, standard-size lumber should not be used.

3. Awning and Canopy Signs

a. Color combinations for awning or canopy signs should be simple. Lettering color and background color should contrast for legibility. Subtle bands of color are appropriate for awnings; more complex patterns or textures should generally not be used.

b. The awning is primarily for shade and secondarily a sign location. Lettering may appear on the sloped or curved portion, but should not dominate; i.e. ancillary information may be located on the valance (front vertical portion).

c. Signs on canopies should be in the form of letters or a signboard integrated with the canopy fascia, or free-standing letters mounted on top and extending above the fascia.

4. Other Signs

a. Figurative signs shaped to reflect the silhouette of a particular object (for example, a key, a coffee cup, etc.) are encouraged. These may be wall-mounted or projecting, but should reflect guidelines for the specific type of sign as listed above.

5. Signs Not Appropriate

a. “Canned” signs are internally illuminated plastic panels within a sheet metal box enclosure and shall not be used because these signs use a limited range of colors and lettering types and tend to have no relationship to the architecture of the building.

b. Illuminated “balloon” awning signs should not be used.

C. SIGN MATERIALS

Recommended materials:

1. Signboards. Wood or metal, with painted or engraved letters, or mounted letters of wood or metal.

2. Silhouette or Figurative Signs. Three-dimensional letters, symbols, and/or ornamental figures made of wood or metal.

3. Custom Neon. Exterior-mounted on a signboard or metal support frame or enclosure, or interior-mounted behind clerestory or display windows.

4. Fabric Awnings. Canvas or nylon, with painted or applied lettering; plastic awnings should not be used.

D. SIGN LIGHTING

Recommended lighting:

1. Backlit. With lighting inside and behind projecting lettering.

2. Top or Bottom Lit. With single or multiple spotlights.

6.10.060 SIGN STANDARDS FOR RESIDENTIAL

USES

A. LOCATION

The subsequent sign types and standards shall apply in the following zones:

• T4.1 Urban General 1

• T4.2 Urban General 2

• T4.3 Urban General 3

• In all zones, signs may be provided for residential components of mixed-use projects in addition to commercial signs.

B. BUILDING-MOUNTED SIGNS

Incised letters on the building facade are permitted for residential development. Maximum area shall be 1 square foot per 1 linear foot of tenant street frontage, up to a total of 100 square feet.

C. MONUMENT COLUMN SIGNS

These shall be a maximum of 8 feet in height and 3 feet in width.

D. LIVE/WORK DWELLINGS

Live/Work dwellings may have signage inclusive of the following:

1. 2 sq. ft. area maximum

2. Non-illuminated

3. Placed upon windows, doors, or a building wall

4. Below 2nd floor

5. Projecting signs per 6.10.040(A)(1)